



Statement of Information

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

62 ROSAMOND ROAD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

or Range Between

\$930,000

&

\$980,000

Median sale price

Median price

\$870,000

3 bedroom house

Suburb

Maribyrnong 3032

Period - From

September 2024

to

August 2025

Source

domain.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
14 Gordon Street, Maribyrnong 3032	\$1,140,000	05/07/2025
20 Birdwood Street, Maribyrnong 3032	\$1,150,000	12/07/2025
24 Birdwood Street, Maribyrnong 3032	\$910,000	16/08/2025

This Statement of Information was prepared on 19th September 2025