

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

318/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

101/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$382,000	20-Jun-25
218/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$365,000	14-Jun-25
412/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$360,000	20-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 31 July 2026

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**101/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$382,000

Sold Date

20-Jun-25

 1

 1

 1

Distance

0km



**218/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$365,000

Sold Date

14-Jun-25

 1

 1

 1

Distance

0km



**412/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$360,000

Sold Date

20-Sep-25

 1

 1

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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