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	109/7 THOMAS HOLMES STREET 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	&	$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Maribyrnong
Period-from	01 Sep 2025	to	31 Aug 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
10/28 ELDRIDGE STREET FOOTSCRAY VIC 3011	$360,000	30-May-26
1/5 ELDRIDGE STREET FOOTSCRAY VIC 3011	$395,000	24-Jul-26
ELDRIDGE STREET FOOTSCRAY VIC 3011	$385,000	29-Jun-26

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: 21 September 2026

CHADWICK & CO

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10/28 ELDRIDGE STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **$360,000** Sold Date **30-May-26**

Distance **0.55km**

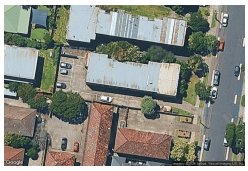


1/5 ELDRIDGE STREET FOOTSCRAY VIC 3011

2 1 -

Sold Price **$395,000** Sold Date **24-Jul-26**

Distance **0.75km**



ELDRIDGE STREET FOOTSCRAY VIC 3011

2 1 1

Sold Price **$385,000** Sold Date **29-Jun-26**

Distance **0.75km**

RS = Recent sale **UN** = Undisclosed Sale

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