

MADDISON ESTATE AGENTS

The Agent with The Guarantee

Property Price Statement

Date Prepared: 1 Oct 2026

Single residential property located in the Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

Property Offered for Sale

Address: 4/13 Navigator Street, Maribyrnong VIC 3032

Key Features of the Property

Building Type	Bedrooms	Bathrooms	Car Spaces	Internal Area	Total Land Size
Apartment / Unit	2	1	1	65 m ²	875 m ² (Block)

Price Parameters

Indicative Selling Price \$430,000 - \$460,000 Meaning of price at consumer.vic.gov.au/underquoting	Median Sale Price \$495,000 Type: Unit Suburb: Maribyrnong Period: 1 Oct 2025 to 30 Sep 2026 Source: realestate.com.au
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Comparable Property Sales

The three most comparable properties sold within two kilometres of this property in the last six months:

Address	Sale Price	Date of Sale	Features
1/13 Navigator St, Maribyrnong	\$458,000	21 Sep 2026	Unit 2 Bed, 1 Bath, 1 Car Floor: ~65m ²
4/4 Navigator St, Maribyrnong	\$455,000	08 Sep 2026	Apartment 2 Bed, 1 Bath, 1 Car Floor: ~60m ²
203/77 Village Way, Maribyrnong	\$410,000	02 Sep 2026	Apartment 2 Bed, 1 Bath, 1 Car Floor: ~64m ²

Sale Outcome

To be updated within 7 days of unconditional sale.	Sale Price: \$457,500	Unconditional Date: 9th Oct 2026
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Important Notice: This Property Price Statement has been prepared in accordance with Section 47AF of the Estate Agents Act 1980. The information contained herein is compiled from sources believed to be reliable, but no warranty is given as to its absolute accuracy. Prospective purchasers are advised to conduct their own independent property search and verification. This document must be prominently displayed at any open for inspection and provided within two business days of a request.