

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

17a Mitchell Street, Maribyrnong Vic 3032

Indicative selling price

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

Range between

\$890,000

&

\$960,000

Median sale price

Median price

\$1,150,000

Property Type

House

Suburb

Maribyrnong

Period - From

01/10/2024

to

30/09/2025

Source

REIV

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 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
1	4 Commercial Rd FOOTSCRAY 3011	\$990,000	22/11/2025
2	62 Rosamond Rd MARIBYRNONG 3032	\$950,000	28/09/2025
3	22 Inkerman St MAIDSTONE 3012	\$910,000	21/09/2025

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 six months.~~

This Statement of Information was prepared on:

05/12/2025 07:59



3 1 0

Rooms: 3
Property Type: House
Agent Comments
Period update home

Indicative Selling Price
\$890,000 - \$960,000
Median House Price
Year ending September 2025: \$1,150,000

Comparable Properties



4 Commercial Rd FOOTSCRAY 3011 (REI)

3 1 1

Price: \$990,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 438 sqm approx

Agent Comments

Similar style, One more bedroom but neighbouring suburb, better condition throughout



62 Rosamond Rd MARIBYRNONG 3032 (VG)

2 - -

Price: \$950,000
Method: Sale
Date: 28/09/2025
Property Type: House (Res)
Land Size: 514 sqm approx

Agent Comments

Same Suburb, Same accommodation, bigger land but main road



22 Inkerman St MAIDSTONE 3012 (REI/VG)

2 1 3

Price: \$910,000
Method: Private Sale
Date: 21/09/2025
Property Type: House
Land Size: 558 sqm approx

Agent Comments

Same accommodation, neighbouring suburb, Similar condition