

# 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 209/72 Wests Road, Maribyrnong, VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$480,000

&

\$509,990

### Median sale price

Median price

\$485,000

Property Type

Apartment

Suburb

Maribyrnong (3032)

Period - From

26/03/2024

to

26/03/2025

Source

realestate.com

### Comparable property sales

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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
1004/72 WESTS ROAD, MARIBYRNONG VIC 3032	\$485,000	09/12/2024
510/72 WESTS ROAD, MARIBYRNONG VIC 3032	\$540,000	10/05/2024
1104/72 WESTS ROAD, MARIBYRNONG VIC 3032	\$540,000	06/11/2023

This Statement of Information was prepared on: 26/03/2025