

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

26/4 WESTS ROAD 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

\$538,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

29/4 WESTS ROAD MARIBYRNONG VIC 3032	\$435,000	28-Nov-24
13/4 WESTS ROAD MARIBYRNONG VIC 3032	\$665,000	04-Oct-24

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: 07 March 2025



**29/4 WESTS ROAD
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

\$435,000

Sold Date **28-Nov-24**

Distance

0km



**13/4 WESTS ROAD MARIBYRNONG
VIC 3032**

 3  2  2

Sold Price

\$665,000

Sold Date **04-Oct-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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