Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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	102/64 Wests Road, Maribyrnong Vic 3032
Including suburb and	
postcode	

Indicative selling price

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

15,000

Median sale price

Median price \$490,000	Property Type U	nit	Suburb Maribyrnong
Period - From 21/10/2024	to 20/10/2025	Source	Property Data

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

Address of comparable property		Price	Date of sale
1	202/68 Wests Rd MARIBYRNONG 3032	\$510,000	23/09/2025
2	35 Cavalry Cirt MARIBYRNONG 3032	\$500,000	17/09/2025
3	2/125 Raleigh Rd MARIBYRNONG 3032	\$500,000	04/09/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	21/10/2025 09:43









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$515,000 **Median Unit Price** 21/10/2024 - 20/10/2025: \$490,000

Comparable Properties



202/68 Wests Rd MARIBYRNONG 3032 (REI)

Price: \$510,000 Method: Private Sale Date: 23/09/2025

Property Type: Apartment

Agent Comments



35 Cavalry Cirt MARIBYRNONG 3032 (REI)

2



Agent Comments

Price: \$500,000 Method: Private Sale Date: 17/09/2025

Property Type: Apartment

2/125 Raleigh Rd MARIBYRNONG 3032 (REI)

Price: \$500,000 Method: Private Sale Date: 04/09/2025

Property Type: Apartment Land Size: 856.96 sqm approx **Agent Comments**

Account - Biggin & Scott | P: 03 9317 5577





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