

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

1105/72 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

or range
between

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2024

to

30 Jun 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

2/21 MOORE STREET MOONEE PONDS VIC 3039	\$380,000	03-Apr-25
412/40 HALL STREET MOONEE PONDS VIC 3039	\$415,000	29-Apr-25
6/8 CHAUCER STREET MOONEE PONDS VIC 3039	\$387,500	14-Feb-25

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 July 2025


**2/21 MOORE STREET MOONEE
PONDS VIC 3039**

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 Sold Price **\$380,000** Sold Date **03-Apr-25**

 Distance **3.33km**

**412/40 HALL STREET MOONEE
PONDS VIC 3039**

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 Sold Price **\$415,000** Sold Date **29-Apr-25**

 Distance **3.46km**

**6/8 CHAUCER STREET MOONEE
PONDS VIC 3039**

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 Sold Price **\$387,500** Sold Date **14-Feb-25**

 Distance **3.58km**

RS = Recent sale

UN = Undisclosed Sale

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