

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

1302B/2 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,250

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

1303B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$735,000	-
108/7 ORDNANCE RESERVE MARIBYRNONG VIC 3032	\$730,000	23-Jul-25
1304B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$730,000	31-Mar-23

OR

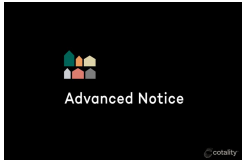
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 15 September 2025


**1303B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

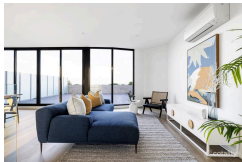
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 Sold Price **\$735,000** Sold Date -

 Distance **0km**

**108/7 ORDNANCE RESERVE
MARIBYRNONG VIC 3032**

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 Sold Price ^{RS} **\$730,000** Sold Date **23-Jul-25**

 Distance **0.46km**

**1304B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

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 Sold Price **\$730,000** Sold Date **31-Mar-23**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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