

# 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

209/64 Wests Road, Maribyrnong Vic 3032

### Indicative selling price

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

Range between

\$300,000

&

\$330,000

### Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

22/07/2024

to

21/07/2025

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	Price	Date of sale
1	313/68 Wests Rd MARIBYRNONG 3032	\$332,700	26/06/2025
2	G02/62 Wests Rd MARIBYRNONG 3032	\$315,000	30/05/2025
3	209B/2 Wests Rd MARIBYRNONG 3032	\$340,000	17/04/2025

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 six months.~~

This Statement of Information was prepared on:

22/07/2025 17:23



1   1   1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median Unit Price**  
22/07/2024 - 21/07/2025: \$500,000

## Comparable Properties



**313/68 Wests Rd MARIBYRNONG 3032 (REI)**

**Agent Comments**

1   1   1

**Price:** \$332,700  
**Method:** Private Sale  
**Date:** 26/06/2025  
**Property Type:** Unit



**G02/62 Wests Rd MARIBYRNONG 3032 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 30/05/2025  
**Property Type:** Apartment



**209B/2 Wests Rd MARIBYRNONG 3032 (REI/VG)**

**Agent Comments**

1   1   1

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 17/04/2025  
**Rooms:** 2  
**Property Type:** Apartment