Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$300,000	&	\$330,000
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Median sale price

Median price	\$500,000	Pro	perty Type U	nit		Suburb	Maribyrnong
Period - From	22/07/2024	to	21/07/2025	So	urce	Property	v 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

Add	dress 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 comparableproperties 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









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)

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

Agent Comments



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

Price: \$315,000 Method: Private Sale







Date: 30/05/2025 Property Type: Apartment **Agent Comments**



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





Price: \$340,000 Method: Private Sale Date: 17/04/2025

Rooms: 2

Property Type: Apartment

Agent Comments

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951





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