

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

22 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$620,000 & \$640,000

Median sale price

Median price \$440,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/07/2025

to 30/09/2025

Source REIV

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	32 Blair St MARIBYRNONG 3032	\$615,500	18/10/2025
2	6/4 Wests Rd MARIBYRNONG 3032	\$660,000	30/08/2025
3	5/6 Horizon Dr MARIBYRNONG 3032	\$640,000	19/06/2025

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:

30/10/2025 14:57



 3  2  2

Rooms: 5

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



32 Blair St MARIBYRNONG 3032 (REI)

Agent Comments

 3  1  2

Price: \$615,500

Method: Auction Sale

Date: 18/10/2025

Property Type: Townhouse (Single)



6/4 Wests Rd MARIBYRNONG 3032 (REI)

Agent Comments

 4  2  2

Price: \$660,000

Method: Auction Sale

Date: 30/08/2025

Property Type: Townhouse (Res)



5/6 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments

 3  2  2

Price: \$640,000

Method: Private Sale

Date: 19/06/2025

Property Type: Apartment