

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

24/4 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

\$400,000

&

\$440,000

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

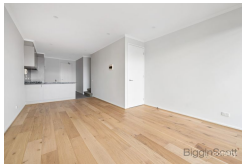
Date of sale

31/4 WESTS ROAD MARIBYRNONG VIC 3032	\$435,000	04-Jul-25
45/4 WESTS ROAD MARIBYRNONG VIC 3032	\$412,000	10-May-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: 25 September 2025



**31/4 WESTS ROAD MARIBYRNONG
VIC 3032**

Sold Price

\$435,000

Sold Date

04-Jul-25

 2

 2

 1

Distance

0km



**45/4 WESTS ROAD
MARIBYRNONG VIC 3032**

Sold Price

\$412,000

Sold Date

10-May-25

 2

 2

 1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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