

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

304B/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

\$475,000

&

\$522,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Oct 2024

to

30 Sep 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

406/64 WESTS ROAD MARIBYRNONG VIC 3032	\$460,000	28-May-24
202/68 WESTS ROAD MARIBYRNONG VIC 3032	\$510,000	23-Sep-25
209/72 WESTS ROAD MARIBYRNONG VIC 3032	\$470,000	03-Jun-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: 13 October 2025

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**406/64 WESTS ROAD
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

\$460,000

Sold Date **28-May-24**

Distance **0.46km**



**202/68 WESTS ROAD
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

^{RS} **\$510,000**

Sold Date **23-Sep-25**

Distance **0.46km**



**209/72 WESTS ROAD
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

\$470,000

Sold Date **03-Jun-25**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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