

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

305/72 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$330,000 & \$360,000

Median sale price

Median price \$485,000 Property Type Unit Suburb Maribyrnong

Period - From 05/01/2025 to 04/01/2026 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	1105/72 Wests Rd MARIBYRNONG 3032	\$360,000	01/09/2025
2	413/72 Wests Rd MARIBYRNONG 3032	\$353,500	22/08/2025
3	607/72 Wests Rd MARIBYRNONG 3032	\$357,000	12/08/2025

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:

05/01/2026 14:09



Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$330,000 - \$360,000

Median Unit Price

05/01/2025 - 04/01/2026: \$485,000

Comparable Properties



1105/72 Wests Rd MARIBYRNONG 3032 (REI/VG)



1



1



1

Price: \$360,000

Method: Private Sale

Date: 01/09/2025

Property Type: Apartment

Agent Comments



413/72 Wests Rd MARIBYRNONG 3032 (REI/VG)



1



1



1

Price: \$353,500

Method: Private Sale

Date: 22/08/2025

Property Type: Apartment

Agent Comments



607/72 Wests Rd MARIBYRNONG 3032 (REI/VG)



1



1



1

Price: \$357,000

Method: Private Sale

Date: 12/08/2025

Property Type: Apartment

Agent Comments

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