

## 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

G02/62 WESTS ROAD MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

|   |           |           |
|---|-----------|-----------|
| 911B/2 WESTS ROAD MARIBYRNONG VIC 3032          | \$310,000 | 24-Jan-25 |
| 1010B/2 WESTS ROAD MARIBYRNONG VIC 3032         | \$330,000 | 15-Jan-25 |
| 304/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032 | \$310,000 | 23-Nov-24 |

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: 19 May 2025


**911B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

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 Sold Price **\$310,000** Sold Date **24-Jan-25**

 Distance **0.46km**

**1010B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

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 Sold Price **\$330,000** Sold Date **15-Jan-25**

 Distance **0.46km**

**304/7 THOMAS HOLMES STREET  
MARIBYRNONG VIC 3032**

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 Sold Price **\$310,000** Sold Date **23-Nov-24**

 Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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