

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

1003/68 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$590,000

&

\$620,000

Median sale price

Median price \$490,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/01/2025

to 31/03/2025

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	405/11 Horizon Dr MARIBYRNONG 3032	\$585,000	09/04/2025
2	501/4 La Scala Av MARIBYRNONG 3032	\$650,000	27/03/2025
3	108/82 La Scala Av MARIBYRNONG 3032	\$575,000	05/02/2025

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:

26/06/2025 20:46



Property Type: Unit

Agent Comments

Two bedroom apartment, two bathroom, two carspaces

Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

March quarter 2025: \$490,000

Comparable Properties

405/11 Horizon Dr MARIBYRNONG 3032 (VG)



Agent Comments

Similar accommodation and condition.

Price: \$585,000

Method: Sale

Date: 09/04/2025

Property Type: Strata Unit/Flat



501/4 La Scala Av MARIBYRNONG 3032 (REI)



Agent Comments

Simialr accommodation and condition.

Price: \$650,000

Method: Private Sale

Date: 27/03/2025

Property Type: Apartment

108/82 La Scala Av MARIBYRNONG 3032 (VG)



Agent Comments

Same accommodation and condition.

Price: \$575,000

Method: Sale

Date: 05/02/2025

Property Type: Strata Unit/Flat