

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

6/4 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$1,210,000 Property Type House Suburb Maribyrnong

Period - From 01/07/2024 to 30/06/2025 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	81 Ulmara Pwy MAIDSTONE 3012	\$695,000	21/07/2025
2	2/4 Wests Rd MARIBYRNONG 3032	\$675,000	17/04/2025
3	53 Wests Rd MARIBYRNONG 3032	\$645,000	06/02/2025

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:

05/08/2025 12:35



4
 2
 2

Rooms: 5

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

Year ending June 2025: \$1,210,000

Comparable Properties



81 Ulmara Pwy MAIDSTONE 3012 (REI)

Agent Comments

3
 2
 1

Price: \$695,000

Method: Private Sale

Date: 21/07/2025

Property Type: Townhouse (Single)



2/4 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

3
 2
 2

Price: \$675,000

Method: Private Sale

Date: 17/04/2025

Rooms: 7

Property Type: Townhouse (Res)



53 Wests Rd MARIBYRNONG 3032 (REI/VG)

Agent Comments

3
 2
 2

Price: \$645,000

Method: Private Sale

Date: 06/02/2025

Property Type: Townhouse (Single)

Land Size: 85 sqm approx