

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

33 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

\$1,050,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,140,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Jul 2024

to

30 Jun 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

19 GLENCARA STREET AVONDALE HEIGHTS VIC 3034	\$1,200,000	03-Feb-24
31 MEDFIELD AVENUE AVONDALE HEIGHTS VIC 3034	\$1,220,000	28-May-25
23 ALLARA AVENUE MARIBYRNONG VIC 3032	\$1,090,000	10-May-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: 28 July 2025

Vinh Tran

P 0393627999

M 0402888282

E vinh.tran@braybrook.rh.com.au



19 GLENCARA STREET AVONDALE HEIGHTS VIC 3034

Sold Price **\$1,200,000** Sold Date **03-Feb-24**

4 3 1

Distance **1.4km**



31 MEDFIELD AVENUE AVONDALE HEIGHTS VIC 3034

Sold Price ^{RS} **\$1,220,000** Sold Date **28-May-25**

4 3 1

Distance **1.51km**



23 ALLARA AVENUE MARIBYRNONG VIC 3032

Sold Price **\$1,090,000** Sold Date **10-May-24**

4 3 1

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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