

Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared

30/09/2026

Property offered for sale

Address
Including suburb and postcode

304/68 Wests Road, Maribyrnong Vic 3032

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Contemporary	2	2	1	80	N/A

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

\$499,000

or

Range between

&

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period: from

01/07/2025

to

30/06/2026

Source

REIV

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	102/70 Wests Rd MARIBYRNONG 3032				
Sale price	\$520,000	Date of sale	07/09/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	2	1	N/A	N/A

Comparable property 2

Address	30/2 Horizon Dr MARIBYRNONG 3032				
Sale price	\$492,000	Date of sale	11/08/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	2	1	N/A	N/A

Comparable property 3

Address	106/90 La Scala Av MARIBYRNONG 3032				
Sale price	\$500,000	Date of sale	27/07/2026		
Key features					
Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Apartment	2	2	1	N/A	9,603

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	<input type="text"/>	Unconditional sale date	<input type="text"/>
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This Property Price Statement is published at:

<https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=2940256ccf4360014ccab00bc0af9cdf>

304/68 Wests Road, Maribyrnong Vic 3032



2 2 1

Rooms: 5
Property Type: apartment
Land Size: N/A sqm approx

Agent Comments

The property is situated in the Aspire complex building, which was completed circa 2015.

Indicative Selling Price

\$499,000

Median Unit Price

Year ending June 2026: \$500,000

Situated in the Aspire apartment complex, all comparable sales are in the Maribyrnong suburb, offering a similar size, same attributes.

Comparable Properties



102/70 Wests Rd MARIBYRNONG 3032 (REI)

2 2 1

Price: \$520,000
Method: Private Sale
Date: 07/09/2026
Property Type: Apartment

Agent Comments

adjacent apartment complex. Bigger balcony.



30/2 Horizon Dr MARIBYRNONG 3032 (REI)

2 2 1

Price: \$492,000
Method: Private Sale
Date: 11/08/2026
Property Type: Apartment

Agent Comments

Older style apartment, across the road from Highpoint Shipping Centre.



106/90 La Scala Av MARIBYRNONG 3032 (REI)

2 2 1

Price: \$500,000
Method: Private Sale
Date: 27/07/2026
Property Type: Apartment
Land Size: 9603 sqm approx

Agent Comments

Situated in Edgewater Estate, lower quality finishes.

Account - Woodards | P: 03 9347 1755 | F: 03 9347 5447



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