

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

212/64 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

\$329,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jan 2025

to

31 Dec 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

209/64 WESTS ROAD MARIBYRNONG VIC 3032	\$325,000	31-Oct-25
511/72 WESTS ROAD MARIBYRNONG VIC 3032	\$370,000	07-Nov-25
1105/72 WESTS ROAD MARIBYRNONG VIC 3032	\$360,000	02-Sep-25

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 January 2026

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**209/64 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

 Sold Price **\$325,000** Sold Date **31-Oct-25**

 Distance **0km**

**511/72 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

 Sold Price **\$370,000** Sold Date **07-Nov-25**

 Distance **0km**

**1105/72 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

 Sold Price **\$360,000** Sold Date **02-Sep-25**

 Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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