

## 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

404B/2 WESTS ROAD MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$503,750

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jun 2025

to

31 May 2026

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

503B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$455,000	12-Feb-26
24/4 WESTS ROAD MARIBYRNONG VIC 3032	\$445,000	17-Oct-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: 13 June 2026



**503B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$455,000** Sold Date **12-Feb-26**

Distance **0km**



**24/4 WESTS ROAD  
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$445,000** Sold Date **17-Oct-25**

Distance **0.09km**

RS = Recent sale      UN = Undisclosed Sale

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