

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

1008B/2 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

or range
between

\$360,000

&

\$390,000

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

1111B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$370,000	22-May-25
1301B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$388,000	10-Jul-25
1208B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$390,000	29-Apr-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: 17 June 2026

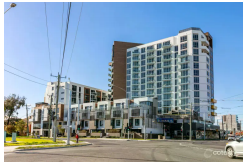


**1111B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$370,000** Sold Date **22-May-25**

Distance **0km**



**1301B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$388,000** Sold Date **10-Jul-25**

Distance **0km**



**1208B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$390,000** Sold Date **29-Apr-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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