

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

202/70 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$501,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Jul 2025

to

30 Jun 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

112/55 CUMBERLAND DRIVE MARIBYRNONG VIC 3032	\$595,000	05-Jul-26
111/20 PIER LANE MARIBYRNONG VIC 3032	\$620,000	08-Jul-26
G12/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$583,000	03-Feb-26

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: 22 July 2026



**112/55 CUMBERLAND DRIVE
MARIBYRNONG VIC 3032**

 2  2  -

Sold Price

^{RS}

\$595,000

Sold Date

05-Jul-26

Distance

2.46km



**111/20 PIER LANE MARIBYRNONG
VIC 3032**

 2  2  -

Sold Price

^{RS}

\$620,000

Sold Date

08-Jul-26

Distance

2.29km



**G12/54 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

\$583,000

Sold Date

03-Feb-26

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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