

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

302B/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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2025

to

31 Mar 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

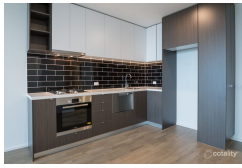
Date of sale

503B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$455,000	12-Feb-26
1-309 GATEHOUSE PLACE MARIBYRNONG VIC 3032	\$486,000	31-Jan-26
302/7 SLOANE STREET MARIBYRNONG VIC 3032	\$500,000	10-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: 30 April 2026


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

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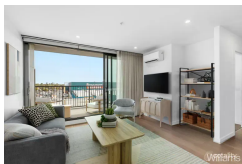
 Sold Price **\$455,000** Sold Date **12-Feb-26**

 Distance **0km**

**1-309 GATEHOUSE PLACE
MARIBYRNONG VIC 3032**

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 Sold Price **\$486,000** Sold Date **31-Jan-26**

 Distance **0.17km**

**302/7 SLOANE STREET
MARIBYRNONG VIC 3032**

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 Sold Price **\$500,000** Sold Date **10-Feb-26**

 Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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