

304/68 Wests Road, Maribyrnong Vic 3032



2 Bed 2 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$490,000 - \$520,000

Median House Price

Year ending June 2026: \$500,000

Comparable Properties



106/90 La Scala Avenue, MARIBYRNONG 3032 (REI)

2 Bed 2 Bath 1 Car

Price: \$500,000

Method: Private Sale

Date: 27/07/2026

Property Type: Apartment

Agent Comments: Same amount of bedrooms, smaller size apartment inside.



804/72 Wests Road, MARIBYRNONG 3032 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$490,000

Method: Private Sale

Date: 17/05/2026

Rooms: 3

Property Type: Apartment

Agent Comments: Apartment complex next door, same developing company, similar in size.



203/80 La Scala Avenue, MARIBYRNONG 3032 (REI/VG)

2 Bed 2 Bath 1 Car

Price: \$505,000

Method: Private Sale

Date: 28/03/2026

Property Type: Apartment

Agent Comments: Situated in Edgewater estate, same amount of bedrooms, bathrooms and car spaces.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

304/68 Wests Road, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$520,000

Median sale price

Median price \$500,000 Unit x Suburb Maribyrnong

Period - From 01/07/2026 to 30/06/2026 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
106/90 La Scala Avenue MARIBYRNONG 3032	\$500,000	27/07/2026
804/72 Wests Road MARIBYRNONG 3032	\$490,000	17/05/2026
203/80 La Scala Avenue MARIBYRNONG 3032	\$505,000	28/03/2026

This Statement of Information was prepared on:

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