

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

1101B/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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2025

to

31 Jan 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

209B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$340,000	17-Apr-25
607B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$430,000	06-Aug-25
1111B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$370,000	22-May-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: 23 February 2026



**209B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

1 1 1

Sold Price **\$340,000** Sold Date **17-Apr-25**

Distance **0km**



**607B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$430,000** Sold Date **06-Aug-25**

Distance **0km**



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

1 1 1

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

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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