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	102/70 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Single price $520,000

Median sale price

Median price $500,000 Property Type Unit Suburb Maribyrnong

Period - From 01/07/2025 to 30/06/2026 Source REIV

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 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
1	410/88 La Scala Av MARIBYRNONG 3032	$495,000	04/07/2026
2	305/4 La Scala Av MARIBYRNONG 3032	$525,000	10/06/2026
3	804/72 Wests Rd MARIBYRNONG 3032	$490,000	17/05/2026

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 six months.~~

This Statement of Information was prepared on: 18/08/2026 23:00

102/70 Wests Road, Maribyrnong Vic 3032

Jerome Feery
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2 2 1

Property Type: Apartment

Agent Comments

Very large apartment with generous terrace. 1 of only 4 in this building.

Indicative Selling Price
$520,000
Median Unit Price
Year ending June 2026: $500,000

Comparable Properties



410/88 La Scala Av MARIBYRNONG 3032 (REI)

2 2 1

Price: $495,000
Method: Private Sale
Date: 04/07/2026
Property Type: Apartment

Agent Comments

Smaller apartment with superior outlook.



305/4 La Scala Av MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $525,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment

Agent Comments

Comparable accommodation. Superior outlook.



804/72 Wests Rd MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $490,000
Method: Private Sale
Date: 17/05/2026
Rooms: 3
Property Type: Apartment

Agent Comments

Comparable property in neighbouring building. More dense complex.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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