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	313/68 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Single price $330,000

Median sale price

Median price $490,000 Property Type Unit Suburb Maribyrnong

Period - From 01/01/2025 to 31/03/2025 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	311/45 Edgewater Blvd MARIBYRNONG 3032	$339,000	06/05/2025
2	209B/2 Wests Rd MARIBYRNONG 3032	$340,000	17/04/2025
3	1010B/2 Wests Rd MARIBYRNONG 3032	$330,000	15/01/2025

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: 18/06/2025 22:15

313/68 Wests Road, Maribyrnong Vic 3032

Adam Hicks
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1 1 1

Property Type: Unit

Agent Comments

One bedroom apartment, one bathroom and one carspace

Indicative Selling Price
$330,000
Median Unit Price
March quarter 2025: $490,000

Comparable Properties



311/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

1 1 1

Price: $339,000
Method: Private Sale
Date: 06/05/2025
Property Type: Apartment

Agent Comments

Same accommodation, condition and suburb



209B/2 Wests Rd MARIBYRNONG 3032 (REI/VG)

1 1 1

Price: $340,000
Method: Private Sale
Date: 17/04/2025
Rooms: 2
Property Type: Apartment

Agent Comments

Same accommodation, condition and suburb



1010B/2 Wests Rd MARIBYRNONG 3032 (REI/VG)

1 1 1

Price: $330,000
Method: Private Sale
Date: 15/01/2025
Property Type: Apartment

Agent Comments

Same accommodation, condition and suburb

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