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	1/42 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between $550,000 & $575,000

Median sale price

Median price $515,000 Property Type Unit Suburb Maribyrnong

Period - From 01/10/2024 to 31/12/2024 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	7 Mandrel St MAIDSTONE 3012	$600,000	14/12/2024
2	11 Parade Sq MARIBYRNONG 3032	$575,000	06/12/2024
3	5/27 Harold St ASCOT VALE 3032	$581,000	12/10/2024

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: 19/03/2025 11:44

1/42 Wests Road, Maribyrnong Vic 3032

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3 2 2

Property Type: Apartment

Agent Comments

3 Bed, 2 Bath, 2 Car Apartment

Indicative Selling Price
$550,000 - $575,000
Median Unit Price
December quarter 2024: $515,000

Comparable Properties



7 Mandrel St MAIDSTONE 3012 (REI/VG)

3 1 1

Price: $600,000
Method: Private Sale
Date: 14/12/2024
Property Type: Townhouse (Single)

Agent Comments

similar accommodation, similar condition, close proximity.



11 Parade Sq MARIBYRNONG 3032 (REI/VG)

2 2 1

Price: $575,000
Method: Sold Before Auction
Date: 06/12/2024
Property Type: Unit

Agent Comments

similar accommodation, similar condition, close proximity, same suburb, 1 less car space, 1 less bedroom



5/27 Harold St ASCOT VALE 3032 (REI/VG)

2 1 1

Price: $581,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Apartment

Agent Comments

similar accommodation, similar condition, close proximity, neighbouring suburb, 1 less car space, 1 less bedroom

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