

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 610/68 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$539,000

Median sale price

Median price \$440,000

Property type *Unit*

Suburb Maribyrnong

Period - From 01/07/2025

to

30/09/2025

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
1 206/80 La Scala Avenue, Maribyrnong	\$545,000	07/09/25
2 203/60 La Scala Avenue, Maribyrnong	\$530,000	19/06/25
3 408/45 Edgewater Boulevard, Maribyrnong	\$535,000	20/10/25

This Statement of Information was prepared on: 07/11/2025