

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 36/4 Wests Road, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$450,000 & \$475,000

Median sale price

Median price \$488,000 Property Type Unit Suburb Maribyrnong

Period - From 16/02/2025 to 15/02/2026 Source Property Data

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	G6/44 Skyline Dr MARIBYRNONG 3032	\$450,000	21/01/2026
2	202 Gatehouse PI MARIBYRNONG 3032	\$472,000	16/10/2025
3	2/58 La Scala Av MARIBYRNONG 3032	\$470,000	03/09/2025

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: 16/02/2026 13:52



2
 2
 1

Rooms: 4
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$450,000 - \$475,000
Median Unit Price
 16/02/2025 - 15/02/2026: \$488,000

Comparable Properties



G6/44 Skyline Dr MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$450,000
Method: Private Sale
Date: 21/01/2026
Property Type: Apartment



202 Gatehouse PI MARIBYRNONG 3032 (REI)

Agent Comments

2
 1
 1

Price: \$472,000
Method: Private Sale
Date: 16/10/2025
Property Type: Apartment



2/58 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2
 2
 1

Price: \$470,000
Method: Private Sale
Date: 03/09/2025
Property Type: Apartment

Account - Biggin & Scott | P: 03 9317 5577