

## 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

101/44 SKYLINE DRIVE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$360,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

202/44 SKYLINE DRIVE MARIBYRNONG VIC 3032	\$345,000	14-Nov-24
215/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$350,000	21-Dec-24
513/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$360,000	13-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 25 April 2025


**202/44 SKYLINE DRIVE  
MARIBYRNONG VIC 3032**

 Sold Price **\$345,000** Sold Date **14-Nov-24**

1 1 1

 Distance **0km**

**215/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

 Sold Price **\$350,000** Sold Date **21-Dec-24**

1 1 1

 Distance **0.12km**

**513/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

 Sold Price **\$360,000** Sold Date **13-Nov-24**

1 1 1

 Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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