

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

G6/44 SKYLINE DRIVE MARIBYRNONG VIC 3032

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Other

Suburb

Maribyrnong

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

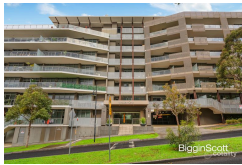
Date of sale

402/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$535,000	10-Jul-24
108/44 SKYLINE DRIVE MARIBYRNONG VIC 3032	\$537,000	10-Sep-24
105/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$505,000	25-Oct-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: 15 October 2025


**402/60 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$535,000

Sold Date

10-Jul-24

2

2

1

Distance

0.02km

**108/44 SKYLINE DRIVE
MARIBYRNONG VIC 3032**

Sold Price

\$537,000

Sold Date

10-Sep-24

2

2

1

Distance

0.02km

**105/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

Sold Price

\$505,000

Sold Date

25-Oct-24

2

2

1

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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