

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

405/44 Skyline Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$500,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/07/2025

to

30/06/2026

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	30/2 Horizon Dr MARIBYRNONG 3032	\$492,000	11/08/2026
2	209/80 La Scala Av MARIBYRNONG 3032	\$470,000	06/07/2026
3	410/88 La Scala Av MARIBYRNONG 3032	\$495,000	04/07/2026

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:

27/08/2026 01:02

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Indicative Selling Price

\$510,000

Median Unit Price

Year ending June 2026: \$500,000



Property Type: Apartment

Agent Comments

Spacious apartment with generous outdoor area.

Comparable Properties



30/2 Horizon Dr MARIBYRNONG 3032 (REI)



Price: \$492,000

Method: Private Sale

Date: 11/08/2026

Property Type: Apartment

Agent Comments

Comparable accommodation and location. Additional bathroom.



209/80 La Scala Av MARIBYRNONG 3032 (REI/VG)



Price: \$470,000

Method: Private Sale

Date: 06/07/2026

Property Type: Apartment

Agent Comments

Comparable accommodation and location. Additional bathroom.



410/88 La Scala Av MARIBYRNONG 3032 (REI)



Price: \$495,000

Method: Private Sale

Date: 04/07/2026

Property Type: Apartment

Agent Comments

Comparable accommodation and location. Additional bathroom.