Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

g12/44 Skyline Drive, Maribyrnong Vic 3032

Indicative selling price

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

Range between	\$560,000	&	\$616,000
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Median sale price

Median price	\$500,000	Pro	perty Type	Jnit		Suburb	Maribyrnong
Period - From	01/07/2024	to	30/06/2025	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	G14/20 Pier La MARIBYRNONG 3032	\$572,000	31/05/2025
2	404/4 La Scala Av MARIBYRNONG 3032	\$585,000	14/04/2025
3	108/82 La Scala Av MARIBYRNONG 3032	\$575,000	05/02/2025

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:	18/07/2025 15:21



Date of sale







Property Type: Flat/Unit/Apartment (Res) **Agent Comments**

Indicative Selling Price \$560,000 - \$616,000 **Median Unit Price** Year ending June 2025: \$500,000

Comparable Properties



G14/20 Pier La MARIBYRNONG 3032 (REI/VG)

Price: \$572,000 Method: Private Sale

Date: 31/05/2025 Property Type: Apartment **Agent Comments**



404/4 La Scala Av MARIBYRNONG 3032 (REI/VG)



Price: \$585,000 Method: Private Sale Date: 14/04/2025

Property Type: Apartment

Agent Comments

108/82 La Scala Av MARIBYRNONG 3032 (VG)



Price: \$575,000 Method: Sale

Date: 05/02/2025 Property Type: Strata Unit/Flat **Agent Comments**

Account - Nick Cartledge Real Estate | P: 0418580060





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