

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

202/8 Horizon Drive, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$488,000

Property Type Unit

Suburb Maribyrnong

Period - From 17/02/2025

to 16/02/2026

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	304/11 Horizon Dr MARIBYRNONG 3032	\$530,000	23/01/2026
2	25/2 Horizon Dr MARIBYRNONG 3032	\$510,000	19/12/2025
3	207/2 La Scala Av MARIBYRNONG 3032	\$525,000	05/12/2025

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:

17/02/2026 12:25



Property Type:
Agent Comments

Indicative Selling Price
\$525,000
Median Unit Price
17/02/2025 - 16/02/2026: \$488,000

Comparable Properties



304/11 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 23/01/2026
Property Type: Unit



25/2 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment



207/2 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$525,000
Method: Private Sale
Date: 05/12/2025
Property Type: Apartment