

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

14f/54 La Scala Avenue, Maribyrnong Vic 3032
--

Indicative selling price

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

Range between

\$415,000

 &

\$450,000

Median sale price

Median price

\$515,000

 Property Type

Unit

 Suburb

Maribyrnong

Period - From

01/10/2024

 to

31/12/2024

 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	303/84 La Scala Av MARIBYRNONG 3032	\$425,000	23/01/2025
2	303/84 La Scala Av MARIBYRNONG 3032	\$425,000	23/01/2025
3	19/46 Eucalyptus Dr MAIDSTONE 3012	\$425,000	21/01/2025

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:

07/02/2025 15:30

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2 1 1

Property Type: unit

Agent Comments

Indicative Selling Price

\$415,000 - \$450,000

Median Unit Price

December quarter 2024: \$515,000

Comparable Properties



303/84 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$425,000

Method: Private Sale

Date: 23/01/2025

Property Type: Apartment



303/84 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$425,000

Method: Private Sale

Date: 23/01/2025

Property Type: Apartment



19/46 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$425,000

Method: Private Sale

Date: 21/01/2025

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



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