

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

108/84 LA SCALA AVENUE 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2024

to

31 Aug 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

G14/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$425,000	21-May-25
207/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$420,000	16-Jul-25
607B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$430,000	06-Aug-25

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: 05 September 2025

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**614/54 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$425,000** Sold Date **21-May-25**

Distance **0.2km**



**207/54 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 1 1

Sold Price **\$420,000** Sold Date **16-Jul-25**

Distance **0.2km**



**607B/2 WESTS ROAD
MARIBYRNONG VIC 3032**

2 1 1

Sold Price ^{RS} **\$430,000** Sold Date **06-Aug-25**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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