Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

a Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$488,000	Pro	operty Type Uni	t	5	Suburb	Maribyrnong
Period - From 25/11/2024	to	24/11/2025	Sou	urce	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

Add	dress of comparable property	Price	Date of sale
1	408/45 Edgewater Blvd MARIBYRNONG 3032	\$535,000	13/10/2025
2	206/80 La Scala Av MARIBYRNONG 3032	\$545,000	07/09/2025
3	203/60 La Scala Av MARIBYRNONG 3032	\$530,000	19/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	25/11/2025 09:08









Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price \$530,000 Median Unit Price 25/11/2024 - 24/11/2025: \$488,000

Comparable Properties



408/45 Edgewater Blvd MARIBYRNONG 3032 (REI)

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Agent Comments

Price: \$535,000 Method: Private Sale Date: 13/10/2025

Property Type: Apartment



206/80 La Scala Av MARIBYRNONG 3032 (REI)

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Agent Comments

Price: \$545,000 Method: Private Sale Date: 07/09/2025 Property Type: Unit



203/60 La Scala Av MARIBYRNONG 3032 (REI)

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Price: \$530,000 **Method:** Private Sale **Date:** 19/06/2025

Property Type: Apartment

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577





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