

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

206/80 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2024

to

31 Jul 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

303/80 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$534,000	24-Apr-25
202/86 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$547,000	04-Apr-25
8 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$558,000	02-May-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: 28 August 2025


**303/80 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

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 Sold Price **\$534,000** Sold Date **24-Apr-25**

 Distance **0km**

**202/86 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

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 Sold Price **\$547,000** Sold Date **04-Apr-25**

 Distance **0km**

**8 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

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 Sold Price **\$558,000** Sold Date **02-May-25**

 Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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