

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

304/80 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

\$475,000

&

\$522,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Nov 2024

to

31 Oct 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

213/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$490,000	26-Mar-25
105/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$485,000	14-Oct-25
405/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$520,000	11-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 November 2025


**213/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

 Sold Price **\$490,000** Sold Date **26-Mar-25**

 Distance **0km**

**105/90 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

 Sold Price ^{RS} **\$485,000** Sold Date **14-Oct-25**

 Distance **0km**

**405/45 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

2 2 1

 Sold Price **\$520,000** Sold Date **11-May-25**

 Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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