

## 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<br>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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