

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

308/84 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

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

105/4 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$425,000	01-Sep-25
6/4 ELDRIDGE STREET FOOTSCRAY VIC 3011	\$442,000	12-Aug-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: 03 November 2025


**105/4 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 1 1

 Sold Price **\$425,000** Sold Date **01-Sep-25**

 Distance **0.2km**

**6/4 ELDRIDGE STREET
FOOTSCRAY VIC 3011**

2 1 1

 Sold Price **\$442,000** Sold Date **12-Aug-25**

 Distance **0.91km**

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

2 1 1

 Sold Price **\$430,000** Sold Date **06-Aug-25**

 Distance **1.33km**

**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**

**106/58 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 1 1

 Sold Price **\$425,000** Sold Date **09-May-25**

 Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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