

## 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

401/90 LA SCALA AVENUE MARIBYRNONG VIC 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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

109/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$480,000	04-Feb-25
301/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$495,000	24-Feb-25
G02/14 ELEANOR STREET FOOTSCRAY VIC 3011	\$475,000	22-Mar-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: 22 May 2025


**109/90 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 1

 Sold Price **\$480,000** Sold Date **04-Feb-25**

 Distance **0km**

**301/2 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

2 2 1

 Sold Price **\$495,000** Sold Date **24-Feb-25**

 Distance **0.2km**

**602/14 ELEANOR STREET  
FOOTSCRAY VIC 3011**

2 2 1

 Sold Price **\$475,000** Sold Date **22-Mar-25**

 Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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