

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

406/90 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

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2024

to

31 Mar 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

9/42 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$440,000	06-Nov-24
G01/334 GORDON STREET MARIBYRNONG VIC 3032	\$418,000	09-Jan-25
29/4 WESTS ROAD MARIBYRNONG VIC 3032	\$435,000	28-Nov-24

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: 04 April 2025


**9/42 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

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 Sold Price **\$440,000** Sold Date **06-Nov-24**

 Distance **1.9km**

**G01/334 GORDON STREET
MARIBYRNONG VIC 3032**

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 Sold Price **\$418,000** Sold Date **09-Jan-25**

 Distance **0.2km**

**29/4 WESTS ROAD
MARIBYRNONG VIC 3032**

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 Sold Price **\$435,000** Sold Date **28-Nov-24**

 Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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