

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

407/90 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

\$340,000

&

\$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2024

to

31 Jul 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

106/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$340,000	24-Apr-25
108/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$347,000	06-Jun-25
402/54 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$355,000	23-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: 11 August 2025


**106/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

1 1 1

 Sold Price **\$340,000** Sold Date **24-Apr-25**

 Distance **0km**

**108/7 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**

1 1 1

 Sold Price **\$347,000** Sold Date **06-Jun-25**

 Distance **0.13km**

**402/54 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

1 1 1

 Sold Price **\$355,000** Sold Date **23-May-25**

 Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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