

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

304/30 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Feb 2025

to

31 Jan 2026

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

206/80 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$545,000	08-Sep-25
302/58 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$545,000	13-Oct-25
505/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$580,000	09-Nov-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: 24 February 2026

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**206/80 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$545,000** Sold Date **08-Sep-25**

Distance **0.2km**



**302/58 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

2 2 1

Sold Price Sold Date **13-Oct-25**

Distance **0km**



**505/60 EDGEWATER BOULEVARD
MARIBYRNONG VIC 3032**

2 2 1

Sold Price **\$580,000** Sold Date **09-Nov-25**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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