

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

106/90 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,500

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Mar 2025

to

28 Feb 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 |
| 202/86 LA SCALA AVENUE MARIBYRNONG VIC 3032 | \$547,000 | 04-Apr-25 |
| 105/90 LA SCALA AVENUE MARIBYRNONG VIC 3032 | \$485,000 | 15-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 March 2026



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

 2  2  1

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

Distance **0km**

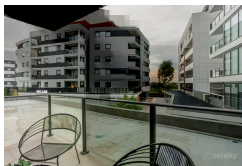


**202/86 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$547,000** Sold Date **04-Apr-25**

Distance **0km**



**105/90 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$485,000** Sold Date **15-Aug-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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