

7/2 La Scala Avenue, Maribyrnong Vic 3032



1 Bed 1 Bath 1 Car
Property Type: Strata Unit/Flat
Indicative Selling Price
 \$335,000
Median House Price
 Year ending December 2025:
 \$471,000

Comparable Properties



5/11 Nicholson Street, FOOTSCRAY 3011 (REI)

1 Bed 1 Bath 1 Car
Price: \$325,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: Apartment
Agent Comments: One bedroom in same street, freshly presented.



1/4 La Scala Avenue, MARIBYRNONG 3032 (REI)

1 Bed 1 Bath 1 Car
Price: \$346,000
Method: Private Sale
Date: 11/12/2025
Property Type: Apartment
Agent Comments: One bedroom in same street, freshly presented.



6/13 Empire Street, FOOTSCRAY 3011 (REI)

1 Bed 1 Bath 1 Car
Price: \$333,000
Method: Private Sale
Date: 27/11/2025
Property Type: Apartment
Agent Comments: Comparable accommodation and layout of the property.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

7/2 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$335,000

Median sale price

Median price

\$471,000	Unit	x	Suburb	Maribyrnong
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Period - From

01/01/2025	to	31/12/2025	Source	REIV
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Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
5/11 Nicholson Street, FOOTSCRAY 3011	\$325,000	05/02/2026
1/4 La Scala Avenue, MARIBYRNONG 3032	\$346,000	11/12/2025
6/13 Empire Street, FOOTSCRAY 3011	\$333,000	27/11/2025

This Statement of Information was prepared on:

23/02/2026 17:13
