

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

50 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$632,500

Property Type

Townhouse

Suburb

Maribyrnong

Period - From

07/11/2024

to

06/11/2025

Source

Property Data

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 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
1	38 Williamson Rd MARIBYRNONG 3032	\$590,000	30/09/2025
2	31/9 Fabian Ct MARIBYRNONG 3032	\$600,000	05/09/2025
3	12/14 Horizon Dr MARIBYRNONG 3032	\$610,000	21/05/2025

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 six months.~~

This Statement of Information was prepared on:

07/11/2025 13:34



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$599,000
Median Townhouse Price
07/11/2024 - 06/11/2025: \$632,500

Comparable Properties



38 Williamson Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$590,000
Method: Sold Before Auction
Date: 30/09/2025
Property Type: Townhouse (Res)
Land Size: 127 sqm approx



31/9 Fabian Ct MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 05/09/2025
Property Type: Townhouse (Single)



12/14 Horizon Dr MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 21/05/2025
Property Type: Townhouse (Single)