

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

Range between

\$570,000

&

\$590,000

Median sale price

Median price

\$677,500

Property Type

Townhouse

Suburb

Maribyrnong

Period - From

09/02/2025

to

08/02/2026

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	46 La Scala Av MARIBYRNONG 3032	\$580,000	23/10/2025
2	38 Williamson Rd MARIBYRNONG 3032	\$590,000	30/09/2025
3	8 Gatehouse PI MARIBYRNONG 3032	\$589,100	23/08/2025

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:

09/02/2026 10:23



 2  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$570,000 - \$590,000

Median Townhouse Price

09/02/2025 - 08/02/2026: \$677,500

Comparable Properties



46 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

 2  2  1

Price: \$580,000

Method: Private Sale

Date: 23/10/2025

Property Type: Townhouse (Single)



38 Williamson Rd MARIBYRNONG 3032 (REI)

Agent Comments

 3  2  3

Price: \$590,000

Method: Sold Before Auction

Date: 30/09/2025

Property Type: Townhouse (Res)

Land Size: 127 sqm approx



8 Gatehouse PI MARIBYRNONG 3032 (REI)

Agent Comments

 3  1  2

Price: \$589,100

Method: Auction Sale

Date: 23/08/2025

Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577