

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

201/4 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$530,000

Median sale price

Median price

\$488,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

25/11/2024

to

24/11/2025

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	408/45 Edgewater Blvd MARIBYRNONG 3032	\$535,000	13/10/2025
2	206/80 La Scala Av MARIBYRNONG 3032	\$545,000	07/09/2025
3	203/60 La Scala Av MARIBYRNONG 3032	\$530,000	19/06/2025

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:

25/11/2025 09:08



2 2 1

Rooms: 4
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$530,000
Median Unit Price
25/11/2024 - 24/11/2025: \$488,000

Comparable Properties



408/45 Edgewater Blvd MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$535,000
Method: Private Sale
Date: 13/10/2025
Property Type: Apartment



206/80 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$545,000
Method: Private Sale
Date: 07/09/2025
Property Type: Unit



203/60 La Scala Av MARIBYRNONG 3032 (REI) **Agent Comments**

2 2 1

Price: \$530,000
Method: Private Sale
Date: 19/06/2025
Property Type: Apartment