

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

6 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$677,500 Property Type Townhouse Suburb Maribyrnong

Period - From 16/04/2025 to 15/04/2026 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	1 Cavalry Cirt MARIBYRNONG 3032	\$695,000	16/03/2026
2	1 Rafa Ct MARIBYRNONG 3032	\$670,000	25/02/2026
3	93 Village Way MARIBYRNONG 3032	\$717,000	21/02/2026

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:

16/04/2026 09:49



3 3 2

Rooms: 4
Property Type: Townhouse
 (Single)
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Townhouse Price
 16/04/2025 - 15/04/2026: \$677,500

Comparable Properties



1 Cavalry Cirt MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$695,000
Method: Private Sale
Date: 16/03/2026
Property Type: Townhouse (Res)



1 Rafa Ct MARIBYRNONG 3032 (REI)

Agent Comments

3 2 3

Price: \$670,000
Method: Private Sale
Date: 25/02/2026
Property Type: Townhouse (Single)
Land Size: 143 sqm approx



93 Village Way MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$717,000
Method: Auction Sale
Date: 21/02/2026
Property Type: Townhouse (Single)

Account - Biggin & Scott | P: 03 9317 5577