

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

Single price \$680,000

Median sale price

Median price \$685,000

Property Type Townhouse

Suburb Maribyrnong

Period - From 19/05/2025

to 18/05/2026

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	1/18 Belvedere CI MARIBYRNONG 3032	\$737,000	14/03/2026
2	1 Rafa Ct MARIBYRNONG 3032	\$670,000	25/02/2026
3	1/127 Raleigh Rd MARIBYRNONG 3032	\$680,000	29/12/2025

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:

19/05/2026 16:24



3 3 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price

\$680,000

Median Townhouse Price

19/05/2025 - 18/05/2026: \$685,000

Comparable Properties



1/18 Belvedere Ct MARIBYRNONG 3032 (REI)

Agent Comments

3 1 1

Price: \$737,000

Method: Auction Sale

Date: 14/03/2026

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



1/127 Raleigh Rd MARIBYRNONG 3032 (REI)

Agent Comments

3 1 1

Price: \$680,000

Method: Private Sale

Date: 29/12/2025

Property Type: Townhouse (Single)

Account - Biggin & Scott | P: 03 9317 5577