

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

502/86 LA SCALA AVENUE MARIBYRNONG VIC 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

301/55 CUMBERLAND DRIVE MARIBYRNONG VIC 3032	\$1,040,000	03-Dec-25
1003/15 EVERAGE STREET MOONEE PONDS VIC 3039	\$1,100,000	27-Aug-25
3/4 CHICAGO STREET MARIBYRNONG VIC 3032	\$1,050,000	28-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 17 August 2026

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**301/55 CUMBERLAND DRIVE
MARIBYRNONG VIC 3032**

 3  2  2

Sold Price **\$1,040,000** Sold Date **03-Dec-25**

Distance **0.85km**

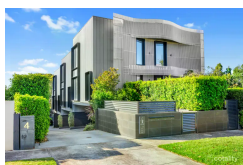


**1003/15 EVERAGE STREET
MOONEE PONDS VIC 3039**

 1  2  2

Sold Price **\$1,100,000** Sold Date **27-Aug-25**

Distance **3.09km**



**3/4 CHICAGO STREET
MARIBYRNONG VIC 3032**

 3  2  2

Sold Price **\$1,050,000** Sold Date **28-Feb-26**

Distance **2.01km**

RS = Recent sale **UN** = Undisclosed Sale

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