

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

406/90 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

\$470,000

&

\$510,500

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

203/80 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$505,000	28-Mar-26
204/80 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$475,000	22-Jul-26
209/84 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$478,000	26-Mar-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: 18 August 2026

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**203/80 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$505,000** Sold Date **28-Mar-26**

Distance **0km**



**204/80 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price ^{RS} **\$475,000** Sold Date **22-Jul-26**

Distance **0km**

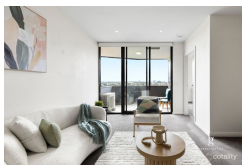


**209/84 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$478,000** Sold Date **26-Mar-26**

Distance **0km**



**304/80 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price **\$510,500** Sold Date **11-Feb-26**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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