

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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2025

to

31 Aug 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

202/80 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$460,000	25-Jun-26
204/80 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$475,000	22-Jul-26
106/90 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$500,000	12-Jul-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: 21 September 2026

Maria Margaret Chadwick

M 0467236327

E chadwicknco@gmail.com



**202/80 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

\$460,000

Sold Date

25-Jun-26

Distance

0km



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

 2  2  1

Sold Price

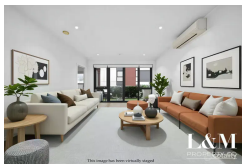
^{RS} **\$475,000**

Sold Date

22-Jul-26

Distance

0km



**106/90 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

\$500,000

Sold Date

12-Jul-26

Distance

0km



**G10/4 LA SCALA AVENUE
MARIBYRNONG VIC 3032**

 2  1  1

Sold Price

\$470,000

Sold Date

03-Apr-26

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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