# 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

205/88 La Scala Avenue, Maribyrnong VIC 3032

### Indicative selling price

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

Range between **$395,000** & **$415,000**

### Median sale price

Median price $485,000 | Property Type Unit | Suburb Maribyrnong

Period - From 01/09/2025 to 31/08/2026 | Source realestate.com.au market data

### Comparable property sales

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 | Beds |
|---|---|---|---|
| **1** 104/82 La Scala Avenue, MARIBYRNONG VIC 3032 | $385,000 | 20/04/2026 | 1 |
| **2** 406/54 La Scala Avenue, MARIBYRNONG VIC 3032 | $420,000 | 17/04/2026 | 1 |
| **3** 501/44 Skyline Drive, MARIBYRNONG VIC 3032 | $415,000 | 06/05/2026 | 1 |

This Statement of Information was prepared on: **30/09/2026**

Comparable sale details have been compiled from publicly available property sale records and should be checked against the agent's licensed property-data source before publication. Median unit price: Maribyrnong, September 2025 to August 2026, sourced from realestate.com.au suburb market data.