

# 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

102/84 La Scala Avenue, Maribyrnong Vic 3032

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$449,000

&

\$465,000

### Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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	303/7 Thomas Holmes St MARIBYRNONG 3032	\$440,000	01/04/2025
2	105/7 Ordnance Res MARIBYRNONG 3032	\$460,000	29/03/2025
3	209/54 La Scala Av MARIBYRNONG 3032	\$440,000	29/03/2025

**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:

19/06/2025 20:45

 2  
  1  
  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$449,000 - \$465,000

**Median Unit Price**

March quarter 2025: \$490,000

## Comparable Properties



**303/7 Thomas Holmes St MARIBYRNONG 3032 (REI/VG)** Agent Comments

 2  
  2  
  1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 01/04/2025

**Property Type:** Apartment



**105/7 Ordinance Res MARIBYRNONG 3032 (REI/VG)**

Agent Comments

 2  
  1  
  1

**Price:** \$460,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** Apartment



**209/54 La Scala Av MARIBYRNONG 3032 (REI/VG)**

Agent Comments

 2  
  1  
  1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 29/03/2025

**Rooms:** 3

**Property Type:** Apartment