

## 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

3/4 LA SCALA AVENUE MARIBYRNONG VIC 3032

### Indicative selling price

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

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

215/45 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$350,000	21-Dec-24
209B/2 WESTS ROAD MARIBYRNONG VIC 3032	\$340,000	17-Apr-25
106/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$340,000	24-Apr-25

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: 10 June 2025



**215/45 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

**\$350,000**

Sold Date

**21-Dec-24**

Distance

**0.45km**



**209B/2 WESTS ROAD  
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

**\$340,000**

Sold Date

**17-Apr-25**

Distance

**1.19km**



**106/88 LA SCALA AVENUE  
MARIBYRNONG VIC 3032**

 1  1  1

Sold Price

Sold Date

**24-Apr-25**

Distance

**0.25km**

RS = Recent sale

UN = Undisclosed Sale

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