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	2/2 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	$420,000	&	$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Unit	Suburb	Maribyrnong
Period-from	01 Feb 2025	to	31 Jan 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
110/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	$390,000	08-Dec-25
307/84 LA SCALA AVENUE MARIBYRNONG VIC 3032	$425,000	11-Dec-25
112/2 LA SCALA AVENUE MARIBYRNONG VIC 3032	$443,000	08-Oct-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: 03 February 2026

THE AGENCY
The Agency Admin
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110/2 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 1 1

Sold Price **$390,000** Sold Date **08-Dec-25**

Distance **0km**

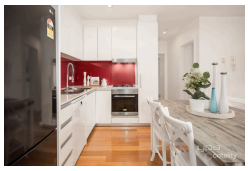


307/84 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 1 1

Sold Price **$425,000** Sold Date **11-Dec-25**

Distance **0.2km**



112/2 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 2 1

Sold Price **$443,000** Sold Date **08-Oct-25**

Distance **0km**



209/2 LA SCALA AVENUE MARIBYRNONG VIC 3032

2 2 1

Sold Price **$480,000** Sold Date **21-Oct-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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