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	104/82 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	$380,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,230,000	Property type	House	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
408/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	$373,000	02-Sep-25
308/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	$415,250	25-Nov-25
2/54 EPSOM ROAD ASCOT VALE VIC 3032	$405,000	17-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: 27 February 2026

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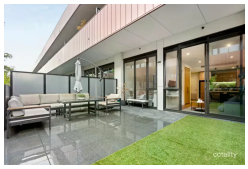


408/88 LA SCALA AVENUE MARIBYRNONG VIC 3032

1 1 1

Sold Price **$373,000** Sold Date **02-Sep-25**

Distance **0.01km**



308/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032

1 1 1

Sold Price **$415,250** Sold Date **25-Nov-25**

Distance **0.22km**



2/54 EPSOM ROAD ASCOT VALE VIC 3032

1 1 1

Sold Price **$405,000** Sold Date **17-Oct-25**

Distance **1.62km**

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

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