

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

506/88 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Sep 2025

to

31 Aug 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

508/88 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$767,000	02-Apr-26
306/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$740,000	23-Apr-26
506/4 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$720,000	31-Jul-26

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: 01 September 2026

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**508/88 LA SCALA AVENUE
MARIBYRNONG VIC 3032**
 3  2  1

Sold Price

\$767,000

Sold Date **02-Apr-26**

Distance

0km

**306/12 THOMAS HOLMES STREET
MARIBYRNONG VIC 3032**
 2  2  2

Sold Price

\$740,000

Sold Date **23-Apr-26**

Distance

0.22km

**506/4 LA SCALA AVENUE
MARIBYRNONG VIC 3032**
 2  2  2

Sold Price

^{RS} **\$720,000** ^{UN}

Sold Date **31-Jul-26**

Distance

0.2km
RS = Recent sale

UN = Undisclosed Sale

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