

## 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

307/2 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 May 2025

to

30 Apr 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

503/7 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$653,000	16-Feb-26
307/12 THOMAS HOLMES STREET MARIBYRNONG VIC 3032	\$640,000	03-Apr-26
705/60 EDGEWATER BOULEVARD MARIBYRNONG VIC 3032	\$625,000	19-Mar-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: 04 May 2026

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**503/7 THOMAS HOLMES STREET  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

**\$653,000**

Sold Date **16-Feb-26**

Distance **0.34km**



**307/12 THOMAS HOLMES STREET  
MARIBYRNONG VIC 3032**

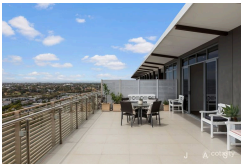
 2  2  1

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date **03-Apr-26**

Distance **0.42km**



**705/60 EDGEWATER BOULEVARD  
MARIBYRNONG VIC 3032**

 2  2  1

Sold Price

<sup>RS</sup> **\$625,000** <sup>UN</sup>

Sold Date **19-Mar-26**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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