

13 La Scala Avenue, Maribyrnong Vic 3032



4 Bed 3 Bath 2 Car

Property Type: House (Res)

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

Year ending 2026: \$1,252,500

Comparable Properties



8 Sunset Place MARIBYRNONG 3032 (REI)

5 Bed 3 Bath 4 Car

Price: \$1,640,000

Method: Private Sale

Date: 07/08/2026

Property Type: House

Agent Comments: Situated in the adjacent street, same characteristics and attributes. Sunset Place is an inferior location.



2 Waterside Place MARIBYRNONG 3032 (REI)

5 Bed 2 Bath 2 Car

Price: \$1,500,000

Method: Private Sale

Date: 29/07/2026

Property Type: House (Res)

Agent Comments: Smaller allotment, same amount of bedrooms, in the same estate, smaller home.



45 Woodruff Avenue MARIBYRNONG 3032 (REI/VG)

5 Bed 4 Bath 4 Car

Price: \$1,750,000

Method: Private Sale

Date: 22/06/2026

Property Type: House (Res)

Agent Comments: Situated in the same estate, this is a large home and larger allotment.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

13 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,252,500 House x Suburb Maribyrnong

Period - From 01/07/2025 to 30/06/2026 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
8 Sunset Place MARIBYRNONG 3032	\$1,640,000	07/08/2026
2 Waterside Place MARIBYRNONG 3032	\$1,500,000	29/07/2026
45 Woodruff Avenue MARIBYRNONG 3032	\$1,750,000	22/06/2026

This Statement of Information was prepared on:

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