

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

13 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Range between \$560,000

&

\$590,000

Median sale price

Median price \$515,000

Property Type Unit

Suburb Maribyrnong

Period - From 01/01/2026

to

31/03/2026

Source REIV

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 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
1	50 La Scala Av MARIBYRNONG 3032	\$570,000	09/02/2026
2	46 La Scala Av MARIBYRNONG 3032	\$580,000	23/10/2025
3	8/1 Grandview Av MARIBYRNONG 3032	\$565,000	22/10/2025

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 six months.~~

This Statement of Information was prepared on:

09/04/2026 09:49

Tommasina Brizzi
03 9403 9300
0404 418 885
tommasinabrizzi@jelliscraig.com.au



🛏 2 🛋 2 🚗 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$560,000 - \$590,000

Median Unit Price

March quarter 2026: \$515,000

Comparable Properties



50 La Scala Av MARIBYRNONG 3032 (REI/VG)

Agent Comments

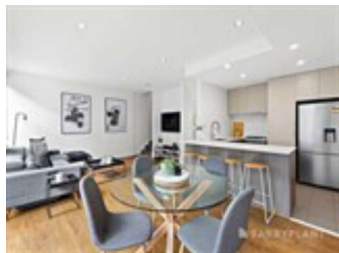
🛏 2 🛋 2 🚗 2

Price: \$570,000

Method: Private Sale

Date: 09/02/2026

Property Type: Townhouse (Single)



46 La Scala Av MARIBYRNONG 3032 (REI/VG)

Agent Comments

🛏 2 🛋 2 🚗 1

Price: \$580,000

Method: Private Sale

Date: 23/10/2025

Property Type: Townhouse (Single)



8/1 Grandview Av MARIBYRNONG 3032 (REI/VG)

Agent Comments

🛏 2 🛋 1 🚗 1

Price: \$565,000

Method: Private Sale

Date: 22/10/2025

Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 9403 9300