

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

204/86 La Scala Avenue, Maribyrnong Vic 3032

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$495,000

Property Type

Unit

Suburb

Maribyrnong

Period - From

07/08/2025

to

06/08/2026

Source

Property Data

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	102/86 La Scala Av MARIBYRNONG 3032	\$555,000	01/05/2026
2	408/60 Edgewater Blvd MARIBYRNONG 3032	\$538,000	20/07/2026
3	403/45 Edgewater Blvd MARIBYRNONG 3032	\$530,000	02/05/2026

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:

07/08/2026 19:46



2 2 1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$559,000
Median Unit Price
07/08/2025 - 06/08/2026: \$495,000

Comparable Properties

102/86 La Scala Av MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$555,000
Method:
Date: 01/05/2026
Property Type: Apartment



408/60 Edgewater Blvd MARIBYRNONG 3032 (REI)

Agent Comments

2 2 1

Price: \$538,000
Method: Private Sale
Date: 20/07/2026
Property Type: Apartment



403/45 Edgewater Blvd MARIBYRNONG 3032 (REI/VG)

Agent Comments

2 2 1

Price: \$530,000
Method: Private Sale
Date: 02/05/2026
Property Type: Apartment