

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

405/20 PIER LANE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Maribyrnong

Period-from

01 Apr 2025

to

31 Mar 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

301/55 CUMBERLAND DRIVE MARIBYRNONG VIC 3032	\$1,040,000	03-Dec-25
504/86 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$1,165,000	08-May-25
14/56 LA SCALA AVENUE MARIBYRNONG VIC 3032	\$1,120,000	04-Nov-25

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: 29 April 2026



**301/55 CUMBERLAND DRIVE
 MARIBYRNONG VIC 3032**

 3  2  2

Sold Price **\$1,040,000** Sold Date **03-Dec-25**

Distance **0.15km**



**504/86 LA SCALA AVENUE
 MARIBYRNONG VIC 3032**

 2  2  2

Sold Price **\$1,165,000** Sold Date **08-May-25**

Distance **0.69km**



**14/56 LA SCALA AVENUE
 MARIBYRNONG VIC 3032**

 3  2  2

Sold Price **\$1,120,000** Sold Date **04-Nov-25**

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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