

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 (*Delete single price or range as applicable)

Single Price

\$1,800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,230,000

Property type

House

Suburb

Maribyrnong

Period-from

01 Feb 2025

to

31 Jan 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

13 LAKESIDE CRESCENT MARIBYRNONG VIC 3032	\$1,880,000	24-Jun-25
32 MURNONG STREET MARIBYRNONG VIC 3032	\$1,700,000	25-Aug-25
53 IBIS PLACE MARIBYRNONG VIC 3032	\$1,675,000	13-Oct-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: 26 February 2026



13 LAKESIDE CRESCENT
MARIBYRNONG VIC 3032

5 2 2

Sold Price \$1,880,000 Sold Date 24-Jun-25

Distance 0.75km



32 MURNONG STREET
MARIBYRNONG VIC 3032

4 2 2

Sold Price \$1,700,000 Sold Date 25-Aug-25

Distance 1.41km



53 IBIS PLACE MARIBYRNONG VIC
3032

4 2 2

Sold Price \$1,675,000 Sold Date 13-Oct-25

Distance 0.58km

RS = Recent sale UN = Undisclosed Sale

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