

## 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

39 CREFDEN STREET MAIDSTONE VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Mar 2025

to

28 Feb 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

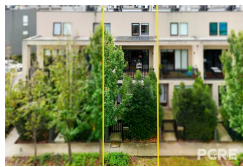
|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 18 KILN WALK MAIDSTONE VIC 3012     | \$660,000 | 28-Jun-25 |
| 1 ALLOY LANE MAIDSTONE VIC 3012     | \$610,000 | 12-Nov-25 |
| 7 MANDREL STREET MAIDSTONE VIC 3012 | \$600,000 | 14-Dec-24 |

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: 17 March 2026

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### 18 KILN WALK MAIDSTONE VIC 3012

3 2 1

Sold Price **\$660,000** Sold Date **28-Jun-25**

Distance **0km**



### 1 ALLOY LANE MAIDSTONE VIC 3012

2 2 -

Sold Price **\$610,000** Sold Date **12-Nov-25**

Distance **0km**



### 7 MANDREL STREET MAIDSTONE VIC 3012

3 1 1

Sold Price **\$600,000** Sold Date **14-Dec-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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