

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

6 CLARENDON STREET MAIDSTONE VIC 3012

Indicative selling price

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

Single Price

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Maidstone

Period-from

01 Nov 2024

to

31 Oct 2025

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

2/10 WHITTAKER STREET MAIDSTONE VIC 3012	\$825,000	29-May-25
1/14 JANSON STREET MAIDSTONE VIC 3012	\$850,000	22-May-25
2/18 OMAR STREET MAIDSTONE VIC 3012	\$787,000	04-Feb-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: 02 November 2025

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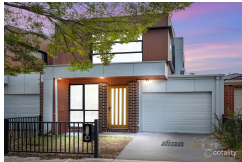


**2/10 WHITTAKER STREET
MAIDSTONE VIC 3012**

 3  2  2

Sold Price **\$825,000** Sold Date **29-May-25**

Distance **0.11km**

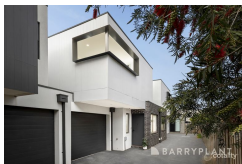


**1/14 JANSON STREET MAIDSTONE
VIC 3012**

 4  3  1

Sold Price **\$850,000** Sold Date **22-May-25**

Distance **0.21km**



**2/18 OMAR STREET MAIDSTONE
VIC 3012**

 3  2  1

Sold Price **\$787,000** Sold Date **04-Feb-25**

Distance **0.58km**

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

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