

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

2/77 BALLARAT ROAD 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

or range
between

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Other

Suburb

Maidstone

Period-from

01 Jan 2025

to

31 Dec 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

1/83 BALLARAT ROAD MAIDSTONE VIC 3012	\$680,000	16-Jul-25
13/41 THOMSON STREET MAIDSTONE VIC 3012	\$650,000	07-Aug-25
32C BURNS STREET MAIDSTONE VIC 3012	\$693,000	16-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.~~

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**1/83 BALLARAT ROAD
MAIDSTONE VIC 3012**

 2  2  1

Sold Price **\$680,000** Sold Date **16-Jul-25**

Distance **0.04km**



**13/41 THOMSON STREET
MAIDSTONE VIC 3012**

 2  1  2

Sold Price **\$650,000** Sold Date **07-Aug-25**

Distance **0.3km**



**32C BURNS STREET MAIDSTONE
VIC 3012**

 2  1  1

Sold Price **\$693,000** Sold Date **16-Oct-25**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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