

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

1 ORCHID 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

or range
between

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

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

92 WATTLE ROAD MAIDSTONE VIC 3012	\$850,000	17-Oct-25
6 CLARENDON STREET MAIDSTONE VIC 3012	\$805,000	28-Nov-25
2/9 YARDLEY COURT MAIDSTONE VIC 3012	\$815,000	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: 28 January 2026

Jason Allen
P 8326 8888
M 0413 090 788
E jallen@barryplant.com.au



92 WATTLE ROAD MAIDSTONE VIC 3012

 3  3  2

Sold Price **\$850,000** Sold Date **17-Oct-25**

Distance **0.12km**



6 CLARENDON STREET MAIDSTONE VIC 3012

 3  2  1

Sold Price **\$805,000** Sold Date **28-Nov-25**

Distance **1.52km**



2/9 YARDLEY COURT MAIDSTONE VIC 3012

 -  -  1

Sold Price **\$815,000** Sold Date **04-Nov-25**

Distance **1.75km**



1/30 BURNS STREET MAIDSTONE VIC 3012

 3  2  1

Sold Price **\$830,000** Sold Date **18-Oct-25**

Distance **1.27km**

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

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