

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

1/83 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

\$630,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

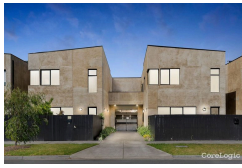
10/41 THOMSON STREET MAIDSTONE VIC 3012	\$650,000	23-Jan-25
4/10 GREENHAM STREET MAIDSTONE VIC 3012	\$660,000	18-Jun-25
1/13 RADIO STREET MAIDSTONE VIC 3012	\$681,000	08-Feb-25

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: 24 June 2025

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**10/41 THOMSON STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$650,000** Sold Date **23-Jan-25**

Distance **0.27km**



**4/10 GREENHAM STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price ^{RS} **\$660,000** Sold Date **18-Jun-25**

Distance **0.33km**



**1/13 RADIO STREET MAIDSTONE
VIC 3012**

 2  2  1

Sold Price **\$681,000** Sold Date **08-Feb-25**

Distance **1.11km**

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

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