

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

1/40 MAXWELD STREET ARDEER VIC 3022

Indicative selling price

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

Single Price

\$785,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

Suburb

Ardeer

Period-from

01 Sep 2024

to

31 Aug 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

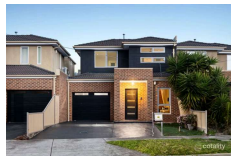
13C ROCKBANK ROAD ARDEER VIC 3022	\$676,000	19-Jul-25
2/31 ROCKBANK ROAD ARDEER VIC 3022	\$645,000	13-May-25
3/24 NORTH STREET ARDEER VIC 3022	\$640,000	13-Jun-25

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: 29 September 2025

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**13C ROCKBANK ROAD ARDEER
VIC 3022**

 3  2  1

Sold Price **\$676,000** Sold Date **19-Jul-25**

Distance **0.23km**



**2/31 ROCKBANK ROAD ARDEER
VIC 3022**

 3  3  2

Sold Price **\$645,000** Sold Date **13-May-25**

Distance **0.37km**



**3/24 NORTH STREET ARDEER VIC
3022**

 3  2  2

Sold Price **\$640,000** Sold Date **13-Jun-25**

Distance **0.46km**

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

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