

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

4/26 ROONEY 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Dec 2024

to

30 Nov 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

2/116 BALLARAT ROAD MAIDSTONE VIC 3012	\$490,000	07-Jun-25
3/17 EUCALYPTUS DRIVE MAIDSTONE VIC 3012	\$550,000	16-Jul-25
2/6 BOSQUET STREET MAIDSTONE VIC 3012	\$580,000	17-Sep-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: 01 December 2025

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**2/116 BALLARAT ROAD
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$490,000** Sold Date **07-Jun-25**

Distance **0.66km**



**3/17 EUCALYPTUS DRIVE
MAIDSTONE VIC 3012**

 2  2  2

Sold Price **\$550,000** Sold Date **16-Jul-25**

Distance **0.69km**



**2/6 BOSQUET STREET MAIDSTONE
VIC 3012**

 2  1  1

Sold Price **\$580,000** Sold Date **17-Sep-25**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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