

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

1/10 CLARENDON 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/94 ASHLEY STREET MAIDSTONE VIC 3012	\$690,000	07-Jan-26
3/55 CHURCHILL AVENUE MAIDSTONE VIC 3012	\$700,000	13-Feb-26
3/4 SPURLING STREET MAIDSTONE VIC 3012	\$765,000	01-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.~~

This Statement of Information was prepared on: 12 March 2026

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**1/94 ASHLEY STREET MAIDSTONE
VIC 3012**

 3  2  1

Sold Price

\$690,000

Sold Date

07-Jan-26

Distance

0.53km



**3/55 CHURCHILL AVENUE
MAIDSTONE VIC 3012**

 3  2  1

Sold Price

\$700,000

Sold Date

13-Feb-26

Distance

0.33km



**3/4 SPURLING STREET
MAIDSTONE VIC 3012**

 3  1  3

Sold Price

\$765,000

Sold Date

01-Oct-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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