

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

1/12 HOLLAND COURT 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Feb 2025

to

31 Jan 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

2/30 YARDLEY STREET MAIDSTONE VIC 3012	\$729,000	30-Oct-25
1/94 ASHLEY STREET MAIDSTONE VIC 3012	\$690,000	21-Jan-26
23B ALBERT FACEY STREET MAIDSTONE VIC 3012	\$700,000	18-Dec-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.~~

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**2/30 YARDLEY STREET
MAIDSTONE VIC 3012**

 2  2  1

Sold Price **\$729,000** Sold Date **30-Oct-25**

Distance **0.29km**



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

 3  2  1

Sold Price ^{RS} **\$690,000** Sold Date **21-Jan-26**

Distance **0.46km**



**23B ALBERT FACEY STREET
MAIDSTONE VIC 3012**

 3  3  1

Sold Price **\$700,000** Sold Date **18-Dec-25**

Distance **0.84km**

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

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