

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

4/10 GREENHAM 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2024

to

30 Apr 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

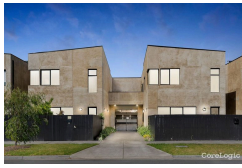
10/41 THOMSON STREET MAIDSTONE VIC 3012	\$650,000	23-Jan-25
2/23 BAIRD STREET MAIDSTONE VIC 3012	\$699,000	26-Mar-25
2/48 INKERMAN STREET MAIDSTONE VIC 3012	\$690,000	28-Apr-25

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: 08 May 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 **0.15km**



**2/23 BAIRD STREET MAIDSTONE
VIC 3012**

 2  1  1

Sold Price ^{RS} **\$699,000** ^{UN} Sold Date **26-Mar-25**

Distance **0.29km**



**2/48 INKERMANN STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price ^{RS} **\$690,000** Sold Date **28-Apr-25**

Distance **0.41km**

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

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