

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

3 PULLAR 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

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

36 SCOVELL CRESCENT MAIDSTONE VIC 3012	\$1,111,000	06-Mar-26
31 NORFOLK STREET MAIDSTONE VIC 3012	\$1,241,000	04-Oct-25
52A MITCHELL STREET MARIBYRNONG VIC 3032	\$1,200,000	07-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.~~

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36 SCOVELL CRESCENT MAIDSTONE VIC 3012

 3  1  3

Sold Price

RS

\$1,111,000

Sold Date **06-Mar-26**

Distance **0.44km**



31 NORFOLK STREET MAIDSTONE VIC 3012

 3  2  1

Sold Price

\$1,241,000

Sold Date **04-Oct-25**

Distance **0.84km**



52A MITCHELL STREET MARIBYRNONG VIC 3032

 5  3  2

Sold Price

\$1,200,000

Sold Date **07-Oct-25**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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