

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

5/42 BURNS 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2024

to

31 Aug 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

1/16 YARDLEY STREET MAIDSTONE VIC 3012	\$640,000	22-Aug-25
4/10 GREENHAM STREET MAIDSTONE VIC 3012	\$660,000	04-Jun-25
1/83 BALLARAT ROAD MAIDSTONE VIC 3012	\$680,000	16-Jul-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: 17 September 2025

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**1/16 YARDLEY STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price

^{RS} **\$640,000** Sold Date **22-Aug-25**

Distance **0.46km**



**4/10 GREENHAM STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price

\$660,000 Sold Date **04-Jun-25**

Distance **0.13km**



**1/83 BALLARAT ROAD
MAIDSTONE VIC 3012**

 2  2  1

Sold Price

\$680,000 Sold Date **16-Jul-25**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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