

## 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

172 BALLARAT ROAD MAIDSTONE VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$975,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Maidstone

Period-from

01 May 2025

to

30 Apr 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

32 SCOVELL CRESCENT MAIDSTONE VIC 3012	\$900,000	24-Nov-25
68 MITCHELL STREET MAIDSTONE VIC 3012	\$960,000	16-Jan-26
15 EMU ROAD MAIDSTONE VIC 3012	\$1,039,000	07-Feb-26

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: 04 May 2026

Jason Allen  
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**32 SCOVELL CRESCENT  
MAIDSTONE VIC 3012**

 3  1  2

Sold Price **\$900,000** Sold Date **24-Nov-25**

Distance **0.55km**



**68 MITCHELL STREET MAIDSTONE  
VIC 3012**

 3  2  2

Sold Price **\$960,000** Sold Date **16-Jan-26**

Distance **0.88km**



**15 EMU ROAD MAIDSTONE VIC  
3012**

 2  1  1

Sold Price <sup>RS</sup> **\$1,039,000** Sold Date **07-Feb-26**

Distance **1km**

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

**DISCLAIMER** The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

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## 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

170 BALLARAT ROAD MAIDSTONE VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$895,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Maidstone

Period-from

01 May 2025

to

30 Apr 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

32 SCOVELL CRESCENT MAIDSTONE VIC 3012	\$900,000	24-Nov-25
3 WINSTON STREET MAIDSTONE VIC 3012	\$871,000	29-Mar-26
142 MITCHELL STREET MAIDSTONE VIC 3012	\$880,000	07-Jan-26

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: 04 May 2026

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**32 SCOVELL CRESCENT  
 MAIDSTONE VIC 3012**

 3  1  2

Sold Price **\$900,000** Sold Date **24-Nov-25**

Distance **0.53km**



**3 WINSTON STREET MAIDSTONE  
 VIC 3012**

 2  1  1

Sold Price <sup>RS</sup> **\$871,000** Sold Date **29-Mar-26**

Distance **0.61km**



**142 MITCHELL STREET MAIDSTONE  
 VIC 3012**

 3  1  2

Sold Price **\$880,000** Sold Date **07-Jan-26**

Distance **0.37km**

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