

## 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

2C DUNEDIN STREET MAIDSTONE VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$842,000

Property type

Other

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

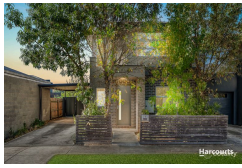
|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 7 RENOWN STREET MAIDSTONE VIC 3012       | \$618,000 | 16-May-25 |
| 3/22 CHURCHILL AVENUE MAIDSTONE VIC 3012 | \$600,000 | 04-Jul-25 |
| 44C INKERMAN STREET MAIDSTONE VIC 3012   | \$630,000 | 12-May-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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**7 RENOWN STREET MAIDSTONE  
VIC 3012**

 2  1  2

Sold Price **\$618,000** Sold Date **16-May-25**

Distance **0.15km**



**3/22 CHURCHILL AVENUE  
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$600,000** Sold Date **04-Jul-25**

Distance **0.42km**



**44C INKERMANN STREET  
MAIDSTONE VIC 3012**

 3  1  1

Sold Price **\$630,000** Sold Date **12-May-25**

Distance **0.99km**

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

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