

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

20/101 BALLARAT ROAD 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2025

to

31 Aug 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

20/8 CREFDEN STREET MAIDSTONE VIC 3012	\$441,000	12-May-26
42/8 CREFDEN STREET MAIDSTONE VIC 3012	\$457,000	16-Apr-26
10/85-89 BALLARAT ROAD MAIDSTONE VIC 3012	\$485,000	07-Jul-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: 23 September 2026

phillip nhu
P 83268888
M 0414012784
E pnhu@barryplant.com.au



**20/8 CREFDEN STREET
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$441,000** Sold Date **12-May-26**

Distance **1.01km**



**42/8 CREFDEN STREET
MAIDSTONE VIC 3012**

 2  2  -

Sold Price **\$457,000** Sold Date **16-Apr-26**

Distance **1.01km**



**10/85-89 BALLARAT ROAD
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$485,000** Sold Date **07-Jul-26**

Distance **0.09km**

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

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