

## 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

15 YELLOW BOX STREET 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

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Apr 2025

to

31 Mar 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

4/49 ROSAMOND ROAD MAIDSTONE VIC 3012	\$775,000	25-Oct-25
1 ORCHID STREET MAIDSTONE VIC 3012	\$800,000	21-Feb-26
20 YELLOW BOX STREET MAIDSTONE VIC 3012	\$830,000	14-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: 09 April 2026

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**4/49 ROSAMOND ROAD  
MAIDSTONE VIC 3012**

 3  2  1

Sold Price **\$775,000** Sold Date **25-Oct-25**

Distance **1.21km**

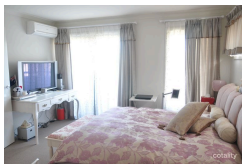


**1 ORCHID STREET MAIDSTONE VIC  
3012**

 3  3  2

Sold Price **\$800,000** Sold Date **21-Feb-26**

Distance **0.72km**



**20 YELLOW BOX STREET  
MAIDSTONE VIC 3012**

 3  2  2

Sold Price **\$830,000** Sold Date **14-Feb-26**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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