

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

3/30 SCOVELL CRESCENT 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

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Maidstone

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4/21 DEAKIN STREET MAIDSTONE VIC 3012	\$581,000	20-Feb-25
13B STUDLEY STREET MAIDSTONE VIC 3012	\$580,000	11-Jan-25
4/9 CLARENDON STREET MAIDSTONE VIC 3012	\$615,000	18-Feb-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 June 2025

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4/21 DEAKIN STREET MAIDSTONE VIC 3012 Sold Price **\$581,000** Sold Date **20-Feb-25**

 2  2  1

Distance **1km**



13B STUDLEY STREET MAIDSTONE VIC 3012 Sold Price **\$580,000** Sold Date **11-Jan-25**

 2  2  -

Distance **0.74km**



4/9 CLARENDON STREET MAIDSTONE VIC 3012 Sold Price **\$615,000** Sold Date **18-Feb-25**

 2  2  1

Distance **1.12km**

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

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