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	3/9 YARDLEY COURT 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$628,000	Property type	Unit	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
1/29 YARDLEY STREET MAIDSTONE VIC 3012	$730,000	28-Feb-25
2/23 RICHELIEU STREET MAIDSTONE VIC 3012	$760,000	07-Feb-25
2/23 BAIRD STREET MAIDSTONE VIC 3012	$699,000	26-Mar-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.~~

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1/29 YARDLEY STREET MAIDSTONE VIC 3012

2 2 1

Sold Price **$730,000** Sold Date **28-Feb-25**

Distance **0.26km**

2/23 RICHELIEU STREET MAIDSTONE VIC 3012

2 3 2

Sold Price **$760,000** Sold Date **07-Feb-25**

Distance **0.07km**

2/23 BAIRD STREET MAIDSTONE VIC 3012

2 1 1

Sold Price **$699,000** Sold Date **26-Mar-25**

Distance **0.22km**

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

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