

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

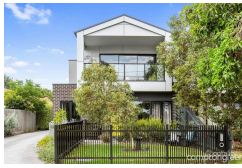
1/29 YARDLEY STREET MAIDSTONE VIC 3012	\$730,000	28-Feb-25
2/23 RICHELIEU STREET MAIDSTONE VIC 3012	\$760,000	07-Feb-25
2/23 BAIRD STREET MAIDSTONE VIC 3012	\$699,000	26-Mar-25

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.~~

This Statement of Information was prepared on: 08 September 2025

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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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