

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

1/73 NORFOLK STREET 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

\$650,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Maidstone

Period-from

01 Mar 2025

to

28 Feb 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

5/4 SPURLING STREET MAIDSTONE VIC 3012	\$645,000	28-Feb-26
2/100 SUFFOLK STREET MAIDSTONE VIC 3012	\$700,000	18-Dec-25
5/42 BURNS STREET MAIDSTONE VIC 3012	\$725,000	15-Oct-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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5/4 SPURLING STREET MAIDSTONE VIC 3012

 2
 1
 2

Sold Price ^{RS} **\$645,000** Sold Date **28-Feb-26**

Distance **0.46km**



2/100 SUFFOLK STREET MAIDSTONE VIC 3012

 2
 2
 1

Sold Price **\$700,000** Sold Date **18-Dec-25**

Distance **0.59km**



5/42 BURNS STREET MAIDSTONE VIC 3012

 2
 1
 1

Sold Price **\$725,000** Sold Date **15-Oct-25**

Distance **0.32km**

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

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