

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

1/12 HOLLAND 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2025

to

30 Apr 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

| | | |
|--|-----------|-----------|
| 2/16 CHURCHILL AVENUE MAIDSTONE VIC 3012 | \$710,000 | 16-Feb-26 |
| 3/55 CHURCHILL AVENUE MAIDSTONE VIC 3012 | \$700,000 | 13-Feb-26 |
| 2/29 BURNS STREET MAIDSTONE VIC 3012 | \$700,000 | 02-May-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: 07 May 2026

Michelle Mammoliti
 P 0383268888
 M 0416493885
 E mmammoliti@barryplant.com.au



**2/16 CHURCHILL AVENUE
 MAIDSTONE VIC 3012**

 2  1  -

Sold Price **\$710,000** Sold Date **16-Feb-26**

Distance **0.27km**



**3/55 CHURCHILL AVENUE
 MAIDSTONE VIC 3012**

 3  2  1

Sold Price **\$700,000** Sold Date **13-Feb-26**

Distance **0.33km**



**2/29 BURNS STREET MAIDSTONE
 VIC 3012**

 2  1  1

Sold Price ^{RS} **\$700,000** Sold Date **02-May-26**

Distance **0.35km**

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

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