

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

172 BALLARAT ROAD 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Maidstone

Period-from

01 Oct 2024

to

30 Sep 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

4 WINSTON STREET MAIDSTONE VIC 3012	\$950,000	12-Apr-25
8 HOLLAND COURT MAIDSTONE VIC 3012	\$948,000	25-Jul-25
47 RICHELIEU STREET MAIDSTONE VIC 3012	\$900,000	07-Jun-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: 11 October 2025

Jason Allen
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E jallen@barryplant.com.au



4 WINSTON STREET MAIDSTONE VIC 3012

Sold Price

^{RS} **\$950,000** Sold Date **12-Apr-25**

 4  1  -

Distance **0.54km**



8 HOLLAND COURT MAIDSTONE VIC 3012

Sold Price

\$948,000 Sold Date **25-Jul-25**

 3  1  1

Distance **0.45km**



47 RICHELIEU STREET MAIDSTONE VIC 3012

Sold Price

\$900,000 Sold Date **07-Jun-25**

 2  1  2

Distance **0.26km**

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

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Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

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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

26 THOMSON STREET MAIDSTONE VIC 3012	\$835,000	02-Aug-25
192 BALLARAT ROAD MAIDSTONE VIC 3012	\$790,000	19-Jul-25
97 BALLARAT ROAD MAIDSTONE VIC 3012	\$800,000	04-Apr-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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26 THOMSON STREET MAIDSTONE VIC 3012 Sold Price ^{RS} **\$835,000** Sold Date **02-Aug-25**
 Distance **0.47km**

 4
  1
  1



192 BALLARAT ROAD MAIDSTONE VIC 3012 Sold Price **\$790,000** Sold Date **19-Jul-25**
 Distance **0.22km**

 3
  1
  1



97 BALLARAT ROAD MAIDSTONE VIC 3012 Sold Price **\$800,000** Sold Date **04-Apr-25**
 Distance **0.51km**

 3
  1
  1

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

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