

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

12/49 ROSAMOND 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

8 INKERMAN STREET MAIDSTONE VIC 3012	\$675,000	06-Feb-25
44B INKERMAN STREET MAIDSTONE VIC 3012	\$672,500	05-Apr-25
2/19 MARSH STREET MAIDSTONE VIC 3012	\$790,000	21-Feb-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: 16 July 2025



8 INKERMANS STREET MAIDSTONE VIC 3012

Sold Price

RS

\$675,000

Sold Date

06-Feb-25

2

2

1

Distance

0.26km



44B INKERMANS STREET MAIDSTONE VIC 3012

Sold Price

\$672,500

Sold Date

05-Apr-25

2

2

1

Distance

0.44km



2/19 MARSH STREET MAIDSTONE VIC 3012

Sold Price

\$790,000

Sold Date

21-Feb-25

2

2

1

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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