

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

2/11 CHURCHILL AVENUE 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

\$590,000

&

\$620,000

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

| | | |
|---|-----------|-----------|
| 4/9 CLARENDON STREET MAIDSTONE VIC 3012 | \$615,000 | 18-Feb-25 |
| 7 RENOWN STREET MAIDSTONE VIC 3012 | \$618,000 | 16-May-25 |
| 1/15 YARDLEY STREET MAIDSTONE VIC 3012 | \$625,000 | 30-May-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: 07 July 2025

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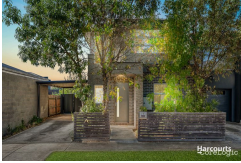


**4/9 CLARENDON STREET
MAIDSTONE VIC 3012**

 2  2  1

Sold Price **\$615,000** Sold Date **18-Feb-25**

Distance **0.29km**



**7 RENOWN STREET MAIDSTONE
VIC 3012**

 2  1  2

Sold Price ^{RS} **\$618,000** Sold Date **16-May-25**

Distance **0.38km**



**1/15 YARDLEY STREET MAIDSTONE
VIC 3012**

 2  2  1

Sold Price ^{RS} **\$625,000** Sold Date **30-May-25**

Distance **0.61km**

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

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