

# 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

2/32 Cathcart Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$950,000

### Median sale price

Median price \$850,000 Property Type House Suburb Maidstone

Period - From 12/06/2024 to 11/06/2025 Source Property Data

### 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 six 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
1	43 Forge CI MARIBYRNONG 3032	\$975,000	07/05/2025
2	21 Waterford Av MARIBYRNONG 3032	\$910,000	17/04/2025
3	12 Orchid St MAIDSTONE 3012	\$877,000	09/04/2025

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 six months.~~

This Statement of Information was prepared on:

12/06/2025 09:36



Property Type:  
Agent Comments

Indicative Selling Price  
\$890,000 - \$950,000  
Median House Price  
12/06/2024 - 11/06/2025: \$850,000

## Comparable Properties



43 Forge CI MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$975,000  
Method: Private Sale  
Date: 07/05/2025  
Property Type: Townhouse (Res)



21 Waterford Av MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$910,000  
Method: Sold Before Auction  
Date: 17/04/2025  
Property Type: House (Res)



12 Orchid St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$877,000  
Method: Private Sale  
Date: 09/04/2025  
Property Type: House (Res)

Account - Biggin & Scott | P: 03 9317 5577