

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

2/58 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

\$680,000

&

\$720,000

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

2/23 BAIRD STREET MAIDSTONE VIC 3012	\$699,000	26-Mar-25
26 GREVILLEA CIRCUIT MAIDSTONE VIC 3012	\$710,000	30-May-25
3/30 MARKET STREET WEST FOOTSCRAY VIC 3012	\$695,000	30-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: 17 July 2025

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**2/23 BAIRD STREET MAIDSTONE
VIC 3012**

 2  1  1

Sold Price **\$699,000** Sold Date **26-Mar-25**

Distance **0.72km**



**26 GREVILLEA CIRCUIT
MAIDSTONE VIC 3012**

 3  2  1

Sold Price **\$710,000** Sold Date **30-May-25**

Distance **1.24km**



**3/30 MARKET STREET WEST
FOOTSCRAY VIC 3012**

 2  2  1

Sold Price ^{RS} **\$695,000** Sold Date **30-Jun-25**

Distance **1.14km**

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

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