Statement of Information

Single residential property located inside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located inside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb or locality and postcode: 2753 14 Armstrong Rise Maddingley 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price $* 409,000 **or range between** $* **&** $*

Median sale price

Median Price $* 310,000 **Property Type** Land Only **Suburb** Maddingley

Period - From 07/03/2026 **To** 07/09/2026 **Source** RPM Data

Comparable property sales

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
2638 1 Pezet Circuit Maddingley 3340	$354,000	17/03/2026
2642 8 Dubout Street Maddingley 3340	$386,500	02/05/2026
2630 3 Dubout Street Maddingley 3340	$388,000	05/05/2026

This Statement of Information was prepared on: 07/09/2026