

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

3/3 Havelock Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$700,000

Property Type

Townhouse

Suburb

Maidstone

Period - From

28/07/2024

to

27/07/2025

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	4/10 Greenham St MAIDSTONE 3012	\$660,000	18/06/2025
2	44c Inkerman St MAIDSTONE 3012	\$630,000	27/05/2025
3	44b Inkerman St MAIDSTONE 3012	\$672,500	05/04/2025

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:

28/07/2025 16:16



3 1 1

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Townhouse Price
28/07/2024 - 27/07/2025: \$700,000

Comparable Properties



4/10 Greenham St MAIDSTONE 3012 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 18/06/2025
Property Type: Townhouse (Single)



44c Inkerman St MAIDSTONE 3012 (REI/VG)

Agent Comments

2 1 2

Price: \$630,000
Method: Private Sale
Date: 27/05/2025
Property Type: Townhouse (Single)



44b Inkerman St MAIDSTONE 3012 (REI/VG)

Agent Comments

2 2 1

Price: \$672,500
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)