

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

3/22 Churchill Avenue, Maidstone Vic 3012

Indicative selling price

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

Range between \$595,000 & \$654,000

Median sale price

Median price \$685,500 Property Type Townhouse Suburb Maidstone

Period - From 28/05/2024 to 27/05/2025 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	1/49 Richelieu St MAIDSTONE 3012	\$673,500	02/05/2025
2	41 Crefden St MAIDSTONE 3012	\$600,000	16/04/2025
3	4/233 Ballarat Rd BRAYBROOK 3019	\$637,500	04/03/2025

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:

28/05/2025 15:53



3 1 0

Rooms: 6
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$595,000 - \$654,000
Median Townhouse Price
28/05/2024 - 27/05/2025: \$685,500

Comparable Properties



1/49 Richelieu St MAIDSTONE 3012 (REI/VG) Agent Comments
3 2 2
Price: \$673,500
Method: Private Sale
Date: 02/05/2025
Property Type: Townhouse (Res)



41 Crefden St MAIDSTONE 3012 (REI) Agent Comments
3 2 1
Price: \$600,000
Method: Private Sale
Date: 16/04/2025
Property Type: Townhouse (Single)
Land Size: 68 sqm approx



4/233 Ballarat Rd BRAYBROOK 3019 (REI/VG) Agent Comments
3 2 1
Price: \$637,500
Method: Private Sale
Date: 04/03/2025
Property Type: Townhouse (Single)