# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

	13/41 Thomson Street, Maidstone Vic 3012
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$659,000

## Median sale price

Median price	\$699,500	Pro	perty Type To	wnhouse		Suburb	Maidstone
Period - From	11/07/2024	to	10/07/2025	Sou	urce	Property	v 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

Add	dress of comparable property	Price	Date of sale
1	18 Pullar St MAIDSTONE 3012	\$638,000	30/06/2025
2	4/10 Greenham St MAIDSTONE 3012	\$660,000	18/06/2025
3	10/41 Thomson St MAIDSTONE 3012	\$650,000	20/01/2025

### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/07/2025 09:57



# **LUCAS MILLS**

Lucas Mills 0410037682 0410037682 lucas.mills@lucasmills.com.au

**Indicative Selling Price** \$659,000

11/07/2024 - 10/07/2025: \$699.500

**Median Townhouse Price** 



Property Type: Townhouse

(Single)

Agent Comments

Set well back from the street in a secure modern complex, this double-storev townhouse glistens with quality and class to deliver a brilliant inner-urban lifestyle of effortless excellence.

# Comparable Properties



18 Pullar St MAIDSTONE 3012 (REI)

Price: \$638,000 Method: Private Sale Date: 30/06/2025 Property Type: House **Agent Comments** 

Older style property offering similar accomodation. Inferior location and build.



4/10 Greenham St MAIDSTONE 3012 (REI)

2





Price: \$660,000 Method: Private Sale Date: 18/06/2025

Property Type: Townhouse (Single)

**Agent Comments** 

Townhouse offering the same accomodation, inferior reverse living however does have an outlook over

parklands.



10/41 Thomson St MAIDSTONE 3012 (REI/VG)

Price: \$650,000 Method: Private Sale Date: 20/01/2025

Property Type: Townhouse (Single)

## **Agent Comments**

Very comparable property in the same development.

#### Account - Lucas Mills Real Estate





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