

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

13/41 Thomson Street, Maidstone Vic 3012

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

Property Type

Townhouse

Suburb

Maidstone

Period - From

11/07/2024

to

10/07/2025

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	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 comparable properties 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

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Indicative Selling Price

\$659,000

Median Townhouse Price

11/07/2024 - 10/07/2025: \$699,500



2
 1
 2

Property Type: Townhouse
(Single)

Agent Comments

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

Comparable Properties

**18 Pullar St MAIDSTONE 3012 (REI)**

2
 1
 3

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

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

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

2
 1
 1

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

Townhouse offering the same accommodation, inferior reverse living however does have an outlook over parklands.

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

2
 1
 1

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