

## 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

192 BALLARAT ROAD MAIDSTONE VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$849,000

Property type

House

Suburb

Maidstone

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 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

3 HAMPSTEAD ROAD MAIDSTONE VIC 3012	\$825,000	20-Mar-25
97 BALLARAT ROAD MAIDSTONE VIC 3012	\$800,000	04-Apr-25
8 BURNS STREET MAIDSTONE VIC 3012	\$705,000	05-Mar-25

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 6 months.~~

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Keith Siu  
P 0396879777  
M 0412938399  
E Keith@fndk.com.au



**3 HAMPSTEAD ROAD MAIDSTONE VIC 3012**

Sold Price **\$825,000** Sold Date **20-Mar-25**

 2  1  -

Distance **0.23km**



**97 BALLARAT ROAD MAIDSTONE VIC 3012**

Sold Price **\$800,000** Sold Date **04-Apr-25**

 3  1  -

Distance **0.73km**



**8 BURNS STREET MAIDSTONE VIC 3012**

Sold Price **\$705,000** Sold Date **05-Mar-25**

 3  1  3

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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