

## 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

26 THOMSON STREET MAIDSTONE VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

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

24 THOMSON STREET MAIDSTONE VIC 3012	\$765,000	08-Mar-25
97 BALLARAT ROAD MAIDSTONE VIC 3012	\$800,000	04-Apr-25
73 GORDON STREET FOOTSCRAY VIC 3011	\$755,000	25-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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**24 THOMSON STREET MAIDSTONE VIC 3012** Sold Price **\$765,000** Sold Date **08-Mar-25**

 2  1  1

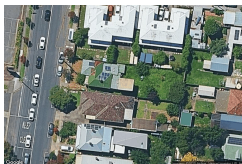
Distance **0.03km**



**97 BALLARAT ROAD MAIDSTONE VIC 3012** Sold Price **\$800,000** Sold Date **04-Apr-25**

 3  1  -

Distance **0.19km**



**73 GORDON STREET FOOTSCRAY VIC 3011** Sold Price **\$755,000** Sold Date **25-Mar-25**

 3  1  -

Distance **1.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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