

## 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

2/3 EDMUND STREET 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

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

1/28 THOMSON STREET MAIDSTONE VIC 3012	\$765,000	03-May-25
4/14 JANSON STREET MAIDSTONE VIC 3012	\$739,000	18-Apr-25
6/1 CLARENDON STREET MAIDSTONE VIC 3012	\$700,000	28-Jun-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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**1/28 THOMSON STREET  
MAIDSTONE VIC 3012**

 3  2  1

Sold Price **\$765,000** Sold Date **03-May-25**

Distance **0.43km**



**4/14 JANSON STREET MAIDSTONE  
VIC 3012**

 3  2  2

Sold Price **\$739,000** Sold Date **18-Apr-25**

Distance **0.64km**



**6/1 CLARENDON STREET  
MAIDSTONE VIC 3012**

 3  2  1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **28-Jun-25**

Distance **0.86km**

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

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