

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

1/6 Marsh Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$882,500 Property Type House Suburb Maidstone

Period - From 23/03/2025 to 22/03/2026 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	142 Mitchell St MAIDSTONE 3012	\$880,000	13/01/2026
2	26 Norfolk St MAIDSTONE 3012	\$867,000	29/11/2025
3	4 Norfolk St MAIDSTONE 3012	\$880,000	01/10/2025

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:

23/03/2026 13:04



3
 2
 1

Rooms: 4

Property Type: House (Res)

Land Size: 261 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$900,000

Median House Price

23/03/2025 - 22/03/2026: \$882,500

Comparable Properties



142 Mitchell St MAIDSTONE 3012 (REI)

Agent Comments

3
 1
 2

Price: \$880,000

Method: Private Sale

Date: 13/01/2026

Property Type: House (Res)

Land Size: 578 sqm approx



26 Norfolk St MAIDSTONE 3012 (REI)

Agent Comments

2
 1
 2

Price: \$867,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)



4 Norfolk St MAIDSTONE 3012 (REI)

Agent Comments

2
 2
 2

Price: \$880,000

Method: Sold Before Auction

Date: 01/10/2025

Property Type: House

Land Size: 274 sqm approx