

## 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

18 PULLAR 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Maidstone

Period-from

01 May 2024

to

30 Apr 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

4/233 BALLARAT ROAD BRAYBROOK VIC 3019	\$637,500	04-Mar-25
47 YARDLEY STREET MAIDSTONE VIC 3012	\$610,000	12-Dec-24
58 RICHELIEU STREET MAIDSTONE VIC 3012	\$700,000	09-Jan-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.~~

This Statement of Information was prepared on: 26 May 2025

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**4/233 BALLARAT ROAD  
BRAYBROOK VIC 3019**

 3  2  1

Sold Price **\$637,500** Sold Date **04-Mar-25**

Distance **0.82km**



**47 YARDLEY STREET MAIDSTONE  
VIC 3012**

 2  1  1

Sold Price **\$610,000** Sold Date **12-Dec-24**

Distance **0.81km**



**58 RICHELIEU STREET MAIDSTONE  
VIC 3012**

 -  -  -

Sold Price **\$700,000** Sold Date **09-Jan-25**

Distance **0.51km**

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

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