

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

4 KANOOKA DRIVE MAIDSTONE VIC 3012

Indicative selling price

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

Single Price

or range
between

\$795,000

&

\$845,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 ORCHID STREET MAIDSTONE VIC 3012	\$800,000	21-Feb-26
14 ORCHID STREET MAIDSTONE VIC 3012	\$857,500	14-Feb-26
18 DELACEY STREET MAIDSTONE VIC 3012	\$830,000	20-Apr-26

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: 30 April 2026

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1 ORCHID STREET MAIDSTONE VIC 3012 Sold Price **\$800,000** Sold Date **21-Feb-26**
 Distance **0.83km**

3 3 2



14 ORCHID STREET MAIDSTONE VIC 3012 Sold Price **\$857,500** Sold Date **14-Feb-26**
 Distance **0.79km**

3 3 2



18 DELACEY STREET MAIDSTONE VIC 3012 Sold Price ^{RS} **\$830,000** Sold Date **20-Apr-26**
 Distance **1.31km**

3 2 1

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

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