

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

5/198 BALLARAT ROAD 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2025

to

30 Apr 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

2/17 DUNEDIN STREET MAIDSTONE VIC 3012	\$620,000	27-Mar-26
5/4 SPURLING STREET MAIDSTONE VIC 3012	\$650,000	12-Feb-26
11A DEAKIN STREET MAIDSTONE VIC 3012	\$605,000	02-Dec-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: 13 May 2026



2/17 DUNEDIN STREET MAIDSTONE VIC 3012

2 1 1

Sold Price **\$620,000** Sold Date **27-Mar-26**

Distance **0.23km**



5/4 SPURLING STREET MAIDSTONE VIC 3012

2 1 2

Sold Price **\$650,000** Sold Date **12-Feb-26**

Distance **0.59km**



11A DEAKIN STREET MAIDSTONE VIC 3012

2 2 2

Sold Price **\$605,000** Sold Date **02-Dec-25**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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