

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

1/22 Scovell Crescent, Maidstone Vic 3012

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$699,500

Property Type

Townhouse

Suburb

Maidstone

Period - From

07/08/2024

to

06/08/2025

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	2/92 Ballarat Rd MAIDSTONE 3012	\$805,000	12/07/2025
2	1/14 Janson St MAIDSTONE 3012	\$850,000	13/06/2025
3	1/11 Havelock St MAIDSTONE 3012	\$840,000	24/05/2025

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:

07/08/2025 12:00



Property Type:
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Townhouse Price
07/08/2024 - 06/08/2025: \$699,500

Comparable Properties



2/92 Ballarat Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)



1/14 Janson St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)



1/11 Havelock St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$840,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)