

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 Norfolk Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Maidstone

Period - From

01/09/2024

to

31/08/2025

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	13 Tiernan St FOOTSCRAY 3011	\$863,000	30/08/2025
2	54 Creswick St FOOTSCRAY 3011	\$850,000	26/06/2025
3	104 Victoria St FOOTSCRAY 3011	\$875,000	01/05/2025

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:

01/09/2025 14:40



2 2 2

Property Type: House (Res)
Land Size: 275 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
01/09/2024 - 31/08/2025: \$850,000

Comparable Properties



13 Tiernan St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 -

Price: \$863,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 234 sqm approx



54 Creswick St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 -

Price: \$850,000
Method: Private Sale
Date: 26/06/2025
Property Type: House (Res)
Land Size: 264 sqm approx



104 Victoria St FOOTSCRAY 3011 (REI)

Agent Comments

2 1 1

Price: \$875,000
Method: Sold Before Auction
Date: 01/05/2025
Property Type: House