

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

1/30 Burns 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 \$699,000

Property Type Townhouse

Suburb Maidstone

Period - From 04/09/2024

to

03/09/2025

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	1/14 Janson St MAIDSTONE 3012	\$850,000	13/06/2025
2	1/11 Havelock St MAIDSTONE 3012	\$840,000	24/05/2025
3	45 Norfolk St MAIDSTONE 3012	\$845,000	01/04/2025

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:

04/09/2025 09:38



3 2 2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 209 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
04/09/2024 - 03/09/2025: \$699,000

Comparable Properties



1/14 Janson St MAIDSTONE 3012 (REI)

Agent Comments

4 3 2

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



1/11 Havelock St MAIDSTONE 3012 (REI)

Agent Comments

3 3 2

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



45 Norfolk St MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$845,000
Method: Private Sale
Date: 01/04/2025
Property Type: Townhouse (Single)