

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

2/101 Ballarat Road, Maidstone Vic 3012

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$660,000

Property Type

Unit

Suburb

Maidstone

Period - From

14/10/2024

to

13/10/2025

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	10/24 Rooney St MAIDSTONE 3012	\$375,000	05/09/2025
2	2/46 Eucalyptus Dr MAIDSTONE 3012	\$335,000	19/08/2025
3	28/48 Eucalyptus Dr MAIDSTONE 3012	\$357,000	16/08/2025

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:

14/10/2025 14:16



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$350,000
Median Unit Price
14/10/2024 - 13/10/2025: \$660,000

Comparable Properties



10/24 Rooney St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$375,000
Method: Private Sale
Date: 05/09/2025
Property Type: Apartment



2/46 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 19/08/2025
Property Type: Unit
Land Size: 15082.70 sqm approx



28/48 Eucalyptus Dr MAIDSTONE 3012 (REI)

Agent Comments



Price: \$357,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Apartment

