

# 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

68 Mitchell Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$900,000

&

\$990,000

### Median sale price

Median price

\$855,000

Property Type

House

Suburb

Maidstone

Period - From

23/10/2024

to

22/10/2025

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 | 22 Inkerman St MAIDSTONE 3012  | \$910,000 | 21/09/2025   |
| 2 | 8 Holland Ct MAIDSTONE 3012    | \$948,000 | 01/08/2025   |
| 3 | 35 Dunedin St MAIDSTONE 3012   | \$965,000 | 30/04/2025   |

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:

23/10/2025 08:55



3 1 2

Property Type: House (Res)  
Agent Comments

Indicative Selling Price  
\$900,000 - \$990,000  
Median House Price  
23/10/2024 - 22/10/2025: \$855,000

Comparable Properties



22 Inkerman St MAIDSTONE 3012 (REI)

Agent Comments

2 1 3

Price: \$910,000  
Method: Private Sale  
Date: 21/09/2025  
Property Type: House  
Land Size: 558 sqm approx



8 Holland Ct MAIDSTONE 3012 (REI)

Agent Comments

3 1 1

Price: \$948,000  
Method: Private Sale  
Date: 01/08/2025  
Property Type: House



35 Dunedin St MAIDSTONE 3012 (REI)

Agent Comments

4 3 2

Price: \$965,000  
Method: Private Sale  
Date: 30/04/2025  
Property Type: House  
Land Size: 583 sqm approx