

# 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

3/22 Scovell Crescent, 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 \$700,000 & \$770,000

### Median sale price

Median price \$685,000 Property Type Townhouse Suburb Maidstone

Period - From 16/01/2025 to 15/01/2026 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	2/34 Dunedin St MAIDSTONE 3012	\$735,000	03/12/2025
2	5/42 Burns St MAIDSTONE 3012	\$725,000	15/10/2025
3	2/9 Coleman Ct MAIDSTONE 3012	\$770,000	09/10/2025

**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:

16/01/2026 14:06



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Townhouse Price**  
16/01/2025 - 15/01/2026: \$685,000

## Comparable Properties



**2/34 Dunedin St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$735,000  
**Method:** Private Sale  
**Date:** 03/12/2025  
**Property Type:** Townhouse (Single)



**5/42 Burns St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$725,000  
**Method:** Sold Before Auction  
**Date:** 15/10/2025  
**Property Type:** Townhouse (Res)



**2/9 Coleman Ct MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$770,000  
**Method:** Sold Before Auction  
**Date:** 09/10/2025  
**Property Type:** Townhouse (Res)

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