

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

3/32 Thomson Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$687,500 Property Type Townhouse Suburb Maidstone

Period - From 23/01/2025 to 22/01/2026 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	9/49 Rosamond Rd MAIDSTONE 3012	\$680,000	06/10/2025
2	4/2 Edmund St MAIDSTONE 3012	\$700,000	30/09/2025
3	13/41 Thomson St MAIDSTONE 3012	\$650,000	07/08/2025

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:

23/01/2026 15:08



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Townhouse Price
23/01/2025 - 22/01/2026: \$687,500

Comparable Properties



9/49 Rosamond Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 06/10/2025
Property Type: Townhouse (Single)



4/2 Edmund St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 30/09/2025
Property Type: Townhouse (Single)



13/41 Thomson St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 07/08/2025
Property Type: Townhouse (Single)

Account - Biggin & Scott | P: 03 9317 5577