

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 38 Lindenow Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$999,000

Median sale price

Median price \$880,000

Property Type House

Suburb Maidstone

Period - From 28/02/2025

to 27/02/2026

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	15 Emu Rd MAIDSTONE 3012	\$1,039,000	07/02/2026
2	28 Rowe St MARIBYRNONG 3032	\$980,000	04/02/2026
3	68 Mitchell St MAIDSTONE 3012	\$960,000	15/01/2026

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:

28/02/2026 14:31



3 1 4

Property Type: House
Land Size: 534 sqm approx
 Agent Comments

Indicative Selling Price
 \$999,000
Median House Price
 28/02/2025 - 27/02/2026: \$880,000

Comparable Properties



15 Emu Rd MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$1,039,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 649 sqm approx



28 Rowe St MARIBYRNONG 3032 (REI)

Agent Comments

2 1 1

Price: \$980,000
Method: Sold Before Auction
Date: 04/02/2026
Property Type: House (Res)
Land Size: 465 sqm approx



68 Mitchell St MAIDSTONE 3012 (REI)

Agent Comments

3 2 2

Price: \$960,000
Method: Private Sale
Date: 15/01/2026
Property Type: House
Land Size: 684 sqm approx