

# 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

32 Delacey 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)

Single price

\$989,000

### Median sale price

Median price

\$868,500

Property Type

House

Suburb

Maidstone

Period - From

01/10/2025

to

31/12/2025

Source

REIV

### 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	38 Lindenow St MAIDSTONE 3012	\$973,000	04/03/2026
2	15 Emu Rd MAIDSTONE 3012	\$1,039,000	07/02/2026
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:

07/03/2026 11:29



3   2   3

**Property Type:** House  
**Land Size:** 629 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$989,000  
**Median House Price**  
 December quarter 2025: \$868,500

## Comparable Properties



**38 Lindenow St MAIDSTONE 3012 (REI)**

Agent Comments

3   1   2

**Price:** \$973,000  
**Method:** Private Sale  
**Date:** 04/03/2026  
**Property Type:** House  
**Land Size:** 534 sqm approx



**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



**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

Account - Biggin & Scott | P: 03 9317 5577