

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

2/17 Dunedin Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$620,000

Median sale price

Median price \$700,000

Property Type Townhouse

Suburb Maidstone

Period - From 19/03/2025

to 18/03/2026

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	2/4 Omar St MAIDSTONE 3012	\$625,000	15/01/2026
2	2/12 Bosquet St MAIDSTONE 3012	\$615,000	08/01/2026
3	2/43 Wattle Rd MAIDSTONE 3012	\$625,000	08/11/2025

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:

19/03/2026 14:03



Property Type:
Agent Comments

Indicative Selling Price
\$620,000
Median Townhouse Price
19/03/2025 - 18/03/2026: \$700,000

Comparable Properties



2/4 Omar St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 15/01/2026
Property Type: Townhouse (Single)



2/12 Bosquet St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 08/01/2026
Property Type: Townhouse (Single)

2/43 Wattle Rd MAIDSTONE 3012 (REI)

Agent Comments



Price: \$625,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Townhouse (Res)

Account - Biggin & Scott | P: 03 9317 5577