

# 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

1/70 Mitchell 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 \$875,000

### Median sale price

Median price \$885,000

Property Type House

Suburb Maidstone

Period - From 06/06/2025

to 05/06/2026

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	17 Fisher St MAIDSTONE 3012	\$860,000	14/05/2026
2	4 Wallace St MAIDSTONE 3012	\$850,000	29/04/2026
3	1/9 Cambridge St MAIDSTONE 3012	\$816,000	21/03/2026

**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:

06/06/2026 12:38



Property Type:  
Agent Comments

Indicative Selling Price  
\$875,000  
Median House Price  
06/06/2025 - 05/06/2026: \$885,000

## Comparable Properties



17 Fisher St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$860,000  
Method: Private Sale  
Date: 14/05/2026  
Property Type: House (Res)  
Land Size: 452 sqm approx



4 Wallace St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$850,000  
Method: Private Sale  
Date: 29/04/2026  
Property Type: House (Res)



1/9 Cambridge St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$816,000  
Method: Auction Sale  
Date: 21/03/2026  
Property Type: House (Res)

Account - Biggin & Scott | P: 03 9317 5577