

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

Single price

\$849,000

Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Maidstone

Period - From

11/07/2025

to

10/07/2026

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	18 Howard St MAIDSTONE 3012	\$840,509	18/06/2026
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:

11/07/2026 12:53



Property Type:
Agent Comments

Indicative Selling Price

\$849,000

Median Unit Price

11/07/2025 - 10/07/2026: \$680,000

Comparable Properties



18 Howard St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$840,509

Method: Sold Before Auction

Date: 18/06/2026

Property Type: House (Res)



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