

# 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

1d Pullar 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 \$1,220,000

### Median sale price

Median price \$1,007,000

Property Type House

Suburb Maidstone

Period - From 01/01/2026

to 31/03/2026

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	66 McDougall Dr FOOTSCRAY 3011	\$1,230,000	05/05/2026
2	11 Albert Facey St MAIDSTONE 3012	\$1,235,000	23/04/2026
3	3 Pullar St MAIDSTONE 3012	\$1,250,000	18/04/2026

**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:

04/06/2026 09:05



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,220,000  
**Median House Price**  
March quarter 2026: \$1,007,000

## Comparable Properties



**66 McDougall Dr FOOTSCRAY 3011 (REI)**

Agent Comments



**Price:** \$1,230,000  
**Method:** Private Sale  
**Date:** 05/05/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 234 sqm approx



**11 Albert Facey St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$1,235,000  
**Method:** Sold Before Auction  
**Date:** 23/04/2026  
**Property Type:** House (Res)



**3 Pullar St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)

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