

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

1E Pullar Street, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see 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 09:14



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)

Account - Biggin & Scott | P: 03 9317 5577