

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

3 Bosquet Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$719,000

Median sale price

Median price

\$880,000

Property Type

House

Suburb

Maidstone

Period - From

27/06/2025

to

26/06/2026

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	1/12 Clarendon St MAIDSTONE 3012	\$690,000	07/05/2026
2	102 Ballarat Rd MAIDSTONE 3012	\$718,000	03/03/2026
3	148 Mitchell St MAIDSTONE 3012	\$750,000	31/01/2026

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:

27/06/2026 10:25



3 1 2

Property Type: House
Land Size: 334 sqm approx
Agent Comments

Indicative Selling Price
\$719,000

Median House Price
27/06/2025 - 26/06/2026: \$880,000

Comparable Properties



1/12 Clarendon St MAIDSTONE 3012 (REI)

Agent Comments

3 1 2

Price: \$690,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House (Res)



102 Ballarat Rd MAIDSTONE 3012 (REI)

Agent Comments

3 1 2

Price: \$718,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 553 sqm approx



148 Mitchell St MAIDSTONE 3012 (REI)

Agent Comments

2 1 3

Price: \$750,000
Method: Private Sale
Date: 31/01/2026
Property Type: House
Land Size: 580 sqm approx