

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

42b Rosamond Road, Maidstone Vic 3012

Indicative selling price

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

Range between

\$880,000

&

\$930,000

Median sale price

Median price

\$849,500

Property Type

House

Suburb

Maidstone

Period - From

11/08/2024

to

10/08/2025

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	3 Lana Way MARIBYRNONG 3032	\$880,000	15/07/2025
2	8 Alder St MAIDSTONE 3012	\$910,000	18/06/2025
3	25 Southampton St FOOTSCRAY 3011	\$917,000	17/05/2025

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:

11/08/2025 15:04



Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$930,000
Median House Price
11/08/2024 - 10/08/2025: \$849,500

Comparable Properties



3 Lana Way MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 15/07/2025
Property Type: House



8 Alder St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 18/06/2025
Property Type: House



25 Southampton St FOOTSCRAY 3011 (REI)

Agent Comments



Price: \$917,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)