Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	29 Havelock Street, Maidstone Vic 3012
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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Median sale price

Median price \$948,000	Pro	pperty Type Ho	use		Suburb	Maidstone
Period - From 01/04/2025	to	30/06/2025	Sou	urce	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

	Address of comparable property		Date of Sale
1	169 Essex St WEST FOOTSCRAY 3012	\$1,010,000	29/06/2025
2	11 Emu Rd MAIDSTONE 3012	\$1,065,000	30/05/2025
3	76 Madden St MAIDSTONE 3012	\$1,106,000	15/05/2025

OR

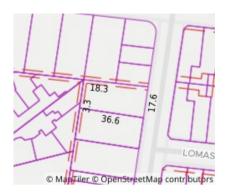
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/07/2025 11:50



Date of sale







Property Type: House Land Size: 617 sqm approx

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 **Median House Price** June quarter 2025: \$948,000

Comparable Properties



169 Essex St WEST FOOTSCRAY 3012 (REI)

Price: \$1,010,000 Method: Private Sale Date: 29/06/2025

Rooms: 3

Property Type: House (Res)

Agent Comments



11 Emu Rd MAIDSTONE 3012 (REI)





Agent Comments

Price: \$1,065,000 Method: Private Sale Date: 30/05/2025 Property Type: House Land Size: 650 sqm approx



76 Madden St MAIDSTONE 3012 (REI)





Price: \$1,106,000

Method: Sold Before Auction

Date: 15/05/2025

Rooms: 3

Property Type: House (Res)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577





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