

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

2/55 MAXWELD STREET ARDEER VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Ardeer

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

1/36 BLANCHE STREET ARDEER VIC 3022	\$600,000	21-Feb-26
1/80 ROCKBANK ROAD ARDEER VIC 3022	\$570,000	04-Nov-25
4/48 SELWYN STREET ALBION VIC 3020	\$607,500	06-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 24 March 2026



**1/36 BLANCHE STREET ARDEER
VIC 3022**

 3  1  1

Sold Price

^{RS} **\$600,000**

Sold Date

21-Feb-26

Distance

0.24km



**1/80 ROCKBANK ROAD ARDEER
VIC 3022**

 3  1  1

Sold Price

\$570,000

Sold Date

04-Nov-25

Distance

0.36km



**4/48 SELWYN STREET ALBION VIC
3020**

 3  1  1

Sold Price

\$607,500

Sold Date

06-Oct-25

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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