

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

2/25 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

4/48 SELWYN STREET ALBION VIC 3020	\$607,500	06-Oct-25
1/36 BLANCHE STREET ARDEER VIC 3022	\$600,000	21-Feb-26
1/80 ROCKBANK ROAD ARDEER VIC 3022	\$570,000	04-Nov-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: 23 March 2026



4/48 SELWYN STREET ALBION VIC 3020 Sold Price **\$607,500** Sold Date **06-Oct-25**

 3  1  1

Distance **0.84km**



1/36 BLANCHE STREET ARDEER VIC 3022 Sold Price ^{RS} **\$600,000** Sold Date **21-Feb-26**

 3  1  1

Distance **0.16km**



1/80 ROCKBANK ROAD ARDEER VIC 3022 Sold Price **\$570,000** Sold Date **04-Nov-25**

 3  1  1

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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