

## 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

3/4 BAIRD STREET MAIDSTONE VIC 3012

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Other

Suburb

Maidstone

Period-from

01 May 2025

to

30 Apr 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

5/4 SPURLING STREET MAIDSTONE VIC 3012	\$650,000	12-Feb-26
2/17 DUNEDIN STREET MAIDSTONE VIC 3012	\$620,000	27-Mar-26
2/29 BURNS STREET MAIDSTONE VIC 3012	\$700,000	02-May-26

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: 12 May 2026



**5/4 SPURLING STREET  
MAIDSTONE VIC 3012**

 2  1  2

Sold Price **\$650,000** Sold Date **12-Feb-26**

Distance **0.56km**



**2/17 DUNEDIN STREET  
MAIDSTONE VIC 3012**

 2  1  1

Sold Price **\$620,000** Sold Date **27-Mar-26**

Distance **1.05km**



**2/29 BURNS STREET MAIDSTONE  
VIC 3012**

 2  1  1

Sold Price <sup>RS</sup> **\$700,000** Sold Date **02-May-26**

Distance **0.34km**

RS = Recent sale      UN = Undisclosed Sale

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