

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

2/34 DUNEDIN STREET MAIDSTONE VIC 3012

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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Aug 2024

to

31 Jul 2025

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

1/114 MELON STREET BRAYBROOK VIC 3019	\$790,000	31-Jul-25
4/14 JANSON STREET MAIDSTONE VIC 3012	\$739,000	18-Apr-25
1/35 DEAKIN STREET MAIDSTONE VIC 3012	\$777,000	22-Mar-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: 12 August 2025



**1/114 MELON STREET BRAYBROOK
VIC 3019**

Sold Price

^{RS}

\$790,000

Sold Date

31-Jul-25



3



2



1

Distance

0.62km



**4/14 JANSON STREET MAIDSTONE
VIC 3012**

Sold Price

\$739,000

Sold Date

18-Apr-25



3



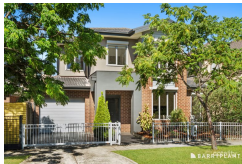
2



2

Distance

0.54km



**1/35 DEAKIN STREET MAIDSTONE
VIC 3012**

Sold Price

\$777,000

Sold Date

22-Mar-25



3



2



2

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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