

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

2/41 THOMSON 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

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Sep 2024

to

31 Aug 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

1/28 THOMSON STREET MAIDSTONE VIC 3012	\$765,000	03-May-25
3/17 DUNEDIN STREET MAIDSTONE VIC 3012	\$750,000	01-Sep-25
1/29 ALBERT FACEY STREET MAIDSTONE VIC 3012	\$790,000	19-Jul-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: 09 September 2025



1/28 THOMSON STREET MAIDSTONE VIC 3012

3 2 1

Sold Price **\$765,000** Sold Date **03-May-25**

Distance **0.11km**



3/17 DUNEDIN STREET MAIDSTONE VIC 3012

3 2 1

Sold Price ^{RS} **\$750,000** Sold Date **01-Sep-25**

Distance **0.83km**



1/29 ALBERT FACEY STREET MAIDSTONE VIC 3012

3 3 1

Sold Price **\$790,000** Sold Date **19-Jul-25**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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