

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 Laurel Court, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$980,000

Median sale price

Median price \$855,000 Property Type House Suburb Maidstone

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 six 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	35 Brunswick St WEST FOOTSCRAY 3012	\$930,000	19/11/2024
2	29 Radio St MAIDSTONE 3012	\$900,000	16/11/2024
3	388 Barkly St FOOTSCRAY 3011	\$1,000,000	06/11/2024

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 six months.~~

This Statement of Information was prepared on:

23/01/2025 16:59



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Rooms: 5
Property Type: House
Land Size: 514 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$900,000 - \$980,000
Median House Price
December quarter 2024: \$855,000

Comparable Properties



35 Brunswick St WEST FOOTSCRAY 3012 (REI)

[Agent Comments](#)

4 1 2

Price: \$930,000
Method: Private Sale
Date: 19/11/2024
Property Type: House



29 Radio St MAIDSTONE 3012 (REI)

[Agent Comments](#)

3 1 3

Price: \$900,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 581 sqm approx



388 Barkly St FOOTSCRAY 3011 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,000,000
Method: Private Sale
Date: 06/11/2024
Property Type: House
Land Size: 413 sqm approx

Account - Biggin & Scott | P: 03 9317 5577