

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

74 Madden Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

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	5 Coleman Ct MAIDSTONE 3012	\$1,125,000	07/12/2024
2	26 Delacey St MAIDSTONE 3012	\$1,145,000	23/11/2024
3	206 Gordon St FOOTSCRAY 3011	\$1,090,000	01/09/2024

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:

03/02/2025 11:45



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Rooms: 5
Property Type: House
Land Size: 738 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 December quarter 2024: \$855,000

Comparable Properties



5 Coleman Ct MAIDSTONE 3012 (REI)

Agent Comments

3 1 2

Price: \$1,125,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 869 sqm approx



26 Delacey St MAIDSTONE 3012 (REI)

Agent Comments

3 1 1

Price: \$1,145,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 761 sqm approx



206 Gordon St FOOTSCRAY 3011 (REI)

Agent Comments

3 1 -

Price: \$1,090,000
Method: Private Sale
Date: 01/09/2024
Property Type: House
Land Size: 641 sqm approx

Account - Biggin & Scott | P: 03 9317 5577