

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

4/12 Omar 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	39b Omar St MAIDSTONE 3012	\$1,020,000	21/02/2025
2	1 Stores Ct BRAYBROOK 3019	\$1,105,000	07/12/2024
3	21B Inkerman St MAIDSTONE 3012	\$1,050,000	23/11/2024

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:

28/02/2025 12:21



4 3 3

Property Type: Townhouse
(Single)

[Agent Comments](#)

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

December quarter 2024: \$855,000

Comparable Properties



39b Omar St MAIDSTONE 3012 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,020,000

Method: Private Sale

Date: 21/02/2025

Property Type: Townhouse (Single)



1 Stores Ct BRAYBROOK 3019 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,105,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 414 sqm approx



21B Inkerman St MAIDSTONE 3012 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,050,000

Method: Private Sale

Date: 23/11/2024

Property Type: Townhouse (Single)

Land Size: 254 sqm approx

Account - Biggin & Scott | P: 03 9317 5577