

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

25 HARRY VALLENCE DRIVE MADDINGLEY VIC 3340

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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Maddingley

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

8 PORTER AVENUE MADDINGLEY VIC 3340	\$670,000	31-Jan-25
41 BACCHUS MARSH-BALLIANG ROAD MADDINGLEY VIC 3340	\$682,000	17-Sep-24
8 LOMANDRA AVENUE MADDINGLEY VIC 3340	\$660,000	23-Sep-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 04 March 2025



8 PORTER AVENUE MADDINGLEY VIC 3340

4 2 2

Sold Price

^{RS} **\$670,000**

Sold Date

31-Jan-25

Distance

0.32km



41 BACCHUS MARSH-BALLIANG ROAD MADDINGLEY VIC 3340

4 2 2

Sold Price

\$682,000

Sold Date

17-Sep-24

Distance

0.6km



8 LOMANDRA AVENUE MADDINGLEY VIC 3340

4 2 2

Sold Price

\$660,000

Sold Date

23-Sep-24

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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