

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

1/13 HOLLAND COURT 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

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$626,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

12A GWELO STREET WEST FOOTSCRAY VIC 3012	\$770,000	26-Apr-25
14/140-142 RUPERT STREET WEST FOOTSCRAY VIC 3012	\$687,000	10-May-25
1/33 COMMERCIAL STREET MAIDSTONE VIC 3012	\$676,000	10-Feb-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: 03 July 2025

**12A GWELO STREET WEST
FOOTSCRAY VIC 3012**

3 2 2

Sold Price **\$770,000** Sold Date **26-Apr-25**Distance **1.78km****14/140-142 RUPERT STREET WEST
FOOTSCRAY VIC 3012**

3 1 1

Sold Price **\$687,000** Sold Date **10-May-25**Distance **1.35km****1/33 COMMERCIAL STREET
MAIDSTONE VIC 3012**

3 2 -

Sold Price **\$676,000** Sold Date **10-Feb-25**Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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