

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

139 STONEHILL 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

\$799,000

&

\$878,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Maddingley

Period-from

01 Feb 2024

to

31 Jan 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

31 HOLLYHOKE DRIVE MADDINGLEY VIC 3340	\$820,000	19-Dec-24
55 CALDERWOOD ROAD MADDINGLEY VIC 3340	\$865,000	13-Sep-24
9 CROTON LANE MADDINGLEY VIC 3340	\$848,500	21-Aug-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: 14 February 2025



31 HOLLYHOKE DRIVE MADDINGLEY VIC 3340

4 2 2

Sold Price

^{RS}

\$820,000

Sold Date

19-Dec-24

Distance

0.6km



55 CALDERWOOD ROAD MADDINGLEY VIC 3340

4 2 -

Sold Price

\$865,000

Sold Date

13-Sep-24

Distance

0.73km



9 CROTON LANE MADDINGLEY VIC 3340

4 2 2

Sold Price

\$848,500

Sold Date

21-Aug-24

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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