

## 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

148 MITCHELL STREET MAIDSTONE VIC 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$790,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$849,500

Property type

House

Suburb

Maidstone

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

### 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

192 BALLARAT ROAD MAIDSTONE VIC 3012	\$790,000	19-Jul-25
15 HANCOCK CRESCENT BRAYBROOK VIC 3019	\$760,000	10-Sep-25
41 HARGREAVES CRESCENT BRAYBROOK VIC 3019	\$775,000	18-Oct-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: 06 December 2025


**192 BALLARAT ROAD MAIDSTONE  
VIC 3012**
 3
  1
  1

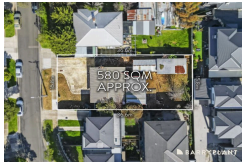
Sold Price

**\$790,000**

Sold Date

**19-Jul-25**

Distance

**0.21km**

**15 HANCOCK CRESCENT  
BRAYBROOK VIC 3019**
 3
  1
  1

Sold Price

**\$760,000**

Sold Date

**10-Sep-25**

Distance

**1.01km**

**41 HARGREAVES CRESCENT  
BRAYBROOK VIC 3019**
 3
  1
  -

Sold Price

**\$775,000**

Sold Date

**18-Oct-25**

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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