

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

18 DURWARD AVENUE 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

\$849,000

&

\$879,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Maddingley

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

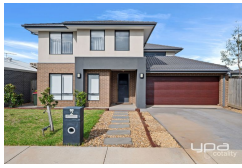
Date of sale

2 CARDELL STREET MADDINGLEY VIC 3340	\$820,000	05-Feb-26
65 OLEARY WAY MADDINGLEY VIC 3340	\$920,000	16-May-26
69 CALDERWOOD ROAD MADDINGLEY VIC 3340	\$887,500	15-Oct-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: 07 September 2026



2 CARDELL STREET MADDINGLEY VIC 3340

Sold Price

\$820,000

Sold Date **05-Feb-26**

 4  2  2

Distance **0.18km**



65 OLEARY WAY MADDINGLEY VIC 3340

Sold Price

\$920,000

Sold Date **16-May-26**

 4  2  2

Distance **0.34km**



69 CALDERWOOD ROAD MADDINGLEY VIC 3340

Sold Price

\$887,500

Sold Date **15-Oct-24**

 4  3  2

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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