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 DUVAL 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	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	House	Suburb	Maddingley
Period-from	01 Jan 2025	to	31 Dec 2025	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
14 DAVISON COURT MADDINGLEY VIC 3340	$625,000	14-Nov-25
54 TILLEY DRIVE MADDINGLEY VIC 3340	$590,000	18-Oct-25
4 SECOND MEWS MADDINGLEY VIC 3340	$602,000	22-Oct-25

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.~~

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14 DAVISON COURT MADDINGLEY VIC 3340

3 2 2

Sold Price RS $625,000 Sold Date 14-Nov-25

Distance 0.41km



54 TILLEY DRIVE MADDINGLEY VIC 3340

4 2 2

Sold Price $590,000 Sold Date 18-Oct-25

Distance 0.41km



4 SECOND MEWS MADDINGLEY VIC 3340

3 2 2

Sold Price $602,000 Sold Date 22-Oct-25

Distance 0.62km

RS = Recent sale **UN** = Undisclosed Sale

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