

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

2/10 Gibb Street, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$681,750

Property Type Unit

Suburb Maidstone

Period - From 01/04/2025

to 30/06/2025

Source REIV

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 six 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
1	1/5 Kenneth St BRAYBROOK 3019	\$610,000	01/09/2025
2	3/4 Balmoral St BRAYBROOK 3019	\$625,000	31/08/2025
3	1/16 Yardley St MAIDSTONE 3012	\$640,000	22/08/2025

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 six months.~~

This Statement of Information was prepared on:

11/09/2025 13:30

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Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
June quarter 2025: \$681,750

Comparable Properties



1/5 Kenneth St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 01/09/2025
Property Type: Townhouse (Single)



3/4 Balmoral St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 31/08/2025
Property Type: Townhouse (Single)



1/16 Yardley St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 22/08/2025
Property Type: Townhouse (Single)

Account - Whitefox Real Estate | P: 96459699



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