

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

2/46 BURNS STREET MAIDSTONE VIC 3012

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

\$780,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Nov 2024

to

31 Oct 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

1/30 BURNS STREET MAIDSTONE VIC 3012	\$830,000	18-Oct-25
1/29 ALBERT FACEY STREET MAIDSTONE VIC 3012	\$790,000	19-Jul-25
26 ELPHINSTONE STREET WEST FOOTSCRAY VIC 3012	\$800,000	11-Jun-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: 18 November 2025



**1/30 BURNS STREET MAIDSTONE
VIC 3012**

 3  2  1

Sold Price

^{RS}

\$830,000

Sold Date

18-Oct-25

Distance

0.22km



**1/29 ALBERT FACEY STREET
MAIDSTONE VIC 3012**

 3  3  1

Sold Price

\$790,000

Sold Date

19-Jul-25

Distance

0.44km



**26 ELPHINSTONE STREET WEST
FOOTSCRAY VIC 3012**

 3  2  2

Sold Price

\$800,000

Sold Date

11-Jun-25

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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