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<br>Including suburb and postcode | 2 CARDELL STREET 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 | $799,000 | & | $839,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $624,500 | Property type | House | Suburb | Maddingley |
| 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 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 |
|---|---|---|
| 33 HOLLYHOKE DRIVE MADDINGLEY VIC 3340 | $825,000 | 21-Aug-25 |
| 5 HARKNESS ROAD MADDINGLEY VIC 3340 | $815,000 | 27-Sep-25 |
| 24 MORGAN STREET MADDINGLEY VIC 3340 | $825,000 | 21-Aug-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.~~

This Statement of Information was prepared on: 08 December 2025

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**33 HOLLYHOKE DRIVE MADDINGLEY VIC 3340**

4 3 2

Sold Price **$825,000** Sold Date **21-Aug-25**

Distance **0.72km**



**5 HARKNESS ROAD MADDINGLEY VIC 3340**

4 3 2

Sold Price **$815,000** Sold Date **27-Sep-25**

Distance **0.34km**



**24 MORGAN STREET MADDINGLEY VIC 3340**

4 3 2

Sold Price **$825,000** Sold Date **21-Aug-25**

Distance **0.27km**

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

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