

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

20 INKERMAN 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$849,000

Property type

House

Suburb

Maidstone

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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

13 INKERMAN STREET MAIDSTONE VIC 3012	\$880,000	14-Feb-25
3 LAUREL COURT MAIDSTONE VIC 3012	\$900,000	01-Mar-25
26 DELACEY STREET MAIDSTONE VIC 3012	\$1,145,000	23-Nov-24

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: 17 March 2025



13 INKERMANN STREET MAIDSTONE VIC 3012

Sold Price

^{RS} **\$880,000**

Sold Date

14-Feb-25

2

1

-

Distance

0.08km



3 LAUREL COURT MAIDSTONE VIC 3012

Sold Price

^{RS} **\$900,000**

Sold Date

01-Mar-25

3

2

1

Distance

0.27km



26 DELACEY STREET MAIDSTONE VIC 3012

Sold Price

\$1,145,000

Sold Date

23-Nov-24

3

1

1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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