

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

28B Dunedin Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$1,120,000

Median sale price

Median price

\$699,500

Property Type

Townhouse

Suburb

Maidstone

Period - From

26/11/2024

to

25/11/2025

Source

Property Data

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	9a Hargreaves Cr BRAYBROOK 3019	\$1,100,000	01/11/2025
2	6 Air Force Av BRAYBROOK 3019	\$1,150,000	11/10/2025
3	2/32 Cathcart St MAIDSTONE 3012	\$1,140,000	26/07/2025

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:

26/11/2025 09:39



4 3

Property Type: Townhouse
(Single)
Land Size: 278 sqm approx
Agent Comments

Indicative Selling Price
\$1,120,000
Median Townhouse Price
26/11/2024 - 25/11/2025: \$699,500

Comparable Properties



9a Hargreaves Cr BRAYBROOK 3019 (REI)

Agent Comments

5 3 2

Price: \$1,100,000
Method: Private Sale
Date: 01/11/2025
Property Type: Townhouse (Single)



6 Air Force Av BRAYBROOK 3019 (REI)

Agent Comments

4 3 2

Price: \$1,150,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)



2/32 Cathcart St MAIDSTONE 3012 (REI)

Agent Comments

3 2 2

Price: \$1,140,000
Method: Auction Sale
Date: 26/07/2025
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 221 sqm approx