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 | 28B Dunedin Street, Maidstone Vic 3012 Including suburb and postcode

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	Pro	perty Type	Tow	nhouse		Suburb	Maidstone
Period - From	26/11/2024	to	25/11/2025		So	ource	Property	Data 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

Add	dress 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 comparableproperties 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













Property Type: Townhouse

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)







Price: \$1,100,000 Method: Private Sale Date: 01/11/2025

Property Type: Townhouse (Single)

Agent Comments



6 Air Force Av BRAYBROOK 3019 (REI)







Agent Comments

Agent Comments

Price: \$1,150,000 Method: Auction Sale Date: 11/10/2025

Property Type: House (Res)



2/32 Cathcart St MAIDSTONE 3012 (REI)





Price: \$1,140,000 Method: Auction Sale Date: 26/07/2025

Rooms: 4

Property Type: Townhouse (Single) Land Size: 221 sqm approx

Account - Biggin & Scott | P: 03 9317 5577





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