

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

3 Hampstead Road, Maidstone Vic 3012

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$849,000

Property Type

House

Suburb

Maidstone

Period - From

11/03/2024

to

10/03/2025

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	12 Fisher St MAIDSTONE 3012	\$870,000	01/03/2025
2	13 Inkerman St MAIDSTONE 3012	\$880,000	22/02/2025
3	22 Balmoral St BRAYBROOK 3019	\$860,000	15/02/2025

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:

11/03/2025 14:53



3 1 3

Property Type: House (Res)
Land Size: 563 sqm approx
Agent Comments

Indicative Selling Price
\$850,000
Median House Price
11/03/2024 - 10/03/2025: \$849,000

Comparable Properties



12 Fisher St MAIDSTONE 3012 (REI)

Agent Comments

5 2 2

Price: \$870,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)
Land Size: 436 sqm approx



13 Inkerman St MAIDSTONE 3012 (REI)

Agent Comments

1 - -

Price: \$880,000
Method: Sold Before Auction
Date: 22/02/2025
Property Type: House (Res)



22 Balmoral St BRAYBROOK 3019 (REI)

Agent Comments

3 1 -

Price: \$860,000
Method: Private Sale
Date: 15/02/2025
Property Type: House
Land Size: 583 sqm approx