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<br>Including suburb and postcode | 39 Ringtail Circuit, Maidstone Vic 3012 |

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## Median sale price

Median price $878,500 Property Type House Suburb Maidstone

Period - From 20/01/2025 to 19/01/2026 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 | 15 Allara Av MARIBYRNONG 3032 | $1,150,000 | 17/12/2025 |
| 2 | 52a Mitchell St MARIBYRNONG 3032 | $1,200,000 | 09/10/2025 |
| 3 | 29 Ringtail Cirt MAIDSTONE 3012 | $1,240,000 | 30/07/2025 |

**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: 20/01/2026 08:40

# 39 Ringtail Circuit, Maidstone Vic 3012




4 2 2

**Property Type:** House (Res)
**Land Size:** 359 sqm approx

Agent Comments

**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
20/01/2025 - 19/01/2026: $878,500

## Comparable Properties



**15 Allara Av MARIBYRNONG 3032 (REI)**

3 2 2

**Price:** $1,150,000
**Method:** Private Sale
**Date:** 17/12/2025
**Property Type:** House

Agent Comments



**52a Mitchell St MARIBYRNONG 3032 (REI)**

5 3 2

**Price:** $1,200,000
**Method:** Sold Before Auction
**Date:** 09/10/2025
**Property Type:** House (Res)

Agent Comments



**29 Ringtail Cirt MAIDSTONE 3012 (REI)**

4 2 2

**Price:** $1,240,000
**Method:** Private Sale
**Date:** 30/07/2025
**Property Type:** House

Agent Comments

**Account** - Biggin & Scott | P: 03 9317 5577

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