

# 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

4/12 Omar Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$855,000

Property Type House

Suburb Maidstone

Period - From 01/10/2024

to 31/12/2024

Source REIV

### 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 | 39b Omar St MAIDSTONE 3012     | \$1,020,000 | 21/02/2025   |
| 2 | 1 Stores Ct BRAYBROOK 3019     | \$1,105,000 | 07/12/2024   |
| 3 | 21B Inkerman St MAIDSTONE 3012 | \$1,050,000 | 23/11/2024   |

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:

28/02/2025 12:21



4   3   3

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
December quarter 2024: \$855,000

## Comparable Properties



**39b Omar St MAIDSTONE 3012 (REI)**

Agent Comments

4   2   2

**Price:** \$1,020,000  
**Method:** Private Sale  
**Date:** 21/02/2025  
**Property Type:** Townhouse (Single)



**1 Stores Ct BRAYBROOK 3019 (REI)**

Agent Comments

4   3   2

**Price:** \$1,105,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 414 sqm approx



**21B Inkerman St MAIDSTONE 3012 (REI)**

Agent Comments

4   2   2

**Price:** \$1,050,000  
**Method:** Private Sale  
**Date:** 23/11/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 254 sqm approx