

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

4/49 ROSAMOND ROAD MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,000

Property type

Other

Suburb

Maidstone

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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

2/3 EDMUND STREET MAIDSTONE VIC 3012	\$718,000	18-Aug-25
81 ULMARA PARKWAY MAIDSTONE VIC 3012	\$695,000	14-Jul-25
6/1 CLARENDON STREET MAIDSTONE VIC 3012	\$700,000	28-Jun-25

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 6 months.~~

This Statement of Information was prepared on: 22 September 2025



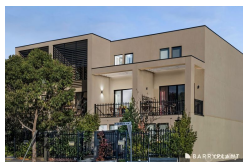
2/3 EDMUND STREET MAIDSTONE VIC 3012

Sold Price

^{RS} **\$718,000** Sold Date **18-Aug-25**

 3  2  1

Distance **0.6km**



81 ULMARA PARKWAY MAIDSTONE VIC 3012

Sold Price

\$695,000 Sold Date **14-Jul-25**

 3  2  1

Distance **1.03km**



6/1 CLARENDON STREET MAIDSTONE VIC 3012

Sold Price

\$700,000 Sold Date **28-Jun-25**

 3  2  1

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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