

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 OLEARY WAY MADDINGLEY VIC 3340

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

\$819,000

&

\$879,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Maddingley

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

55 CALDERWOOD ROAD MADDINGLEY VIC 3340	\$865,000	13-Sep-24
31 HOLLYHOKE DRIVE MADDINGLEY VIC 3340	\$820,000	16-Nov-24
9 CROTON LANE MADDINGLEY VIC 3340	-	07-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 01 May 2025



**55 CALDERWOOD ROAD
MADDINGLEY VIC 3340**

 4  2  -

Sold Price **\$865,000** Sold Date **13-Sep-24**

Distance **0.35km**



**31 HOLLYHOKE DRIVE
MADDINGLEY VIC 3340**

 4  2  2

Sold Price **\$820,000** Sold Date **16-Nov-24**

Distance **1.06km**



**9 CROTON LANE MADDINGLEY
VIC 3340**

 4  2  2

Sold Price - Sold Date **07-Jan-25**

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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