

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

\$799,000

&

\$839,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$624,500

Property type

House

Suburb

Maddingley

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

24 MORGAN STREET MADDINGLEY VIC 3340	\$825,000	21-Aug-25
28 OLEARY WAY MADDINGLEY VIC 3340	\$820,000	19-Jul-25
33 HOLLYHOKE DRIVE MADDINGLEY VIC 3340	\$825,000	21-Aug-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.~~

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Vickie Ramon
P 97468899
M 0403194621
E vramon@ypa.com.au



24 MORGAN STREET MADDINGLEY Sold Price **\$825,000** Sold Date **21-Aug-25**
VIC 3340

 4  3  2

Distance **0.1km**



28 O'LEARY WAY MADDINGLEY Sold Price **\$820,000** Sold Date **19-Jul-25**
VIC 3340

 4  2  4

Distance **0.13km**



33 HOLLYHOKE DRIVE Sold Price **\$825,000** Sold Date **21-Aug-25**
MADDINGLEY VIC 3340

 4  3  2

Distance **1.07km**

RS = Recent sale UN = Undisclosed Sale

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