

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

68 Mitchell Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Maidstone

Period - From

06/12/2024

to

05/12/2025

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.

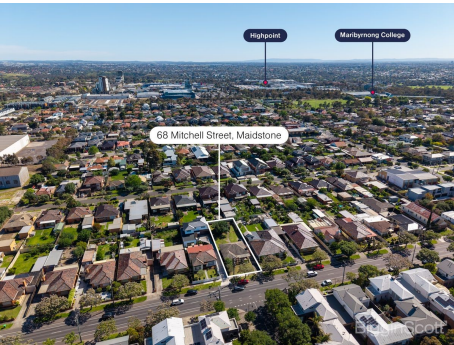
	Address of comparable property	Price	Date of sale
1	27 Delacey St MAIDSTONE 3012	\$1,080,000	03/12/2025
2	37 Fisher St MAIDSTONE 3012	\$1,075,000	18/09/2025
3	29 Havelock St MAIDSTONE 3012	\$1,060,000	16/08/2025

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:

06/12/2025 13:30



3 2 2

Property Type: House
Land Size: 684 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000
Median House Price
06/12/2024 - 05/12/2025: \$870,000

Comparable Properties



27 Delacey St MAIDSTONE 3012 (REI)

Agent Comments

3 1 3

Price: \$1,080,000
Method: Private Sale
Date: 03/12/2025
Property Type: House
Land Size: 762 sqm approx



37 Fisher St MAIDSTONE 3012 (REI)

Agent Comments

2 1 1

Price: \$1,075,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)



29 Havelock St MAIDSTONE 3012 (REI)

Agent Comments

4 1 4

Price: \$1,060,000
Method: Auction Sale
Date: 16/08/2025
Rooms: 3
Property Type: House (Res)
Land Size: 617 sqm approx