

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

9 PARWAN ROAD 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Maddingley

Period-from

01 Jan 2025

to

31 Dec 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

5 INGLIS STREET MADDINGLEY VIC 3340	\$650,000	31-May-25
38 GRAHAM STREET BACCHUS MARSH VIC 3340	\$800,000	10-Sep-25
93 GISBORNE ROAD BACCHUS MARSH VIC 3340	\$760,000	18-Jun-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.~~

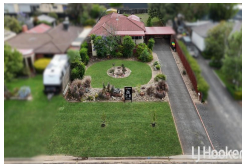
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5 INGLIS STREET MADDINGLEY VIC 3340

 Sold Price **\$650,000** Sold Date **31-May-25**
 4  2  2

 Distance **0.8km**

38 GRAHAM STREET BACCHUS MARSH VIC 3340

 Sold Price **\$800,000** Sold Date **10-Sep-25**
 4  2  2

 Distance **0.9km**

93 GISBORNE ROAD BACCHUS MARSH VIC 3340

 Sold Price **\$760,000** Sold Date **18-Jun-25**
 4  1  2

 Distance **2.43km**

RS = Recent sale

UN = Undisclosed Sale

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