

# 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

1/70 Mitchell Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$870,000

&

\$900,000

### Median sale price

Median price

\$882,500

Property Type

House

Suburb

Maidstone

Period - From

09/05/2025

to

08/05/2026

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	4 Wallace St MAIDSTONE 3012	\$850,000	29/04/2026
2	142 Mitchell St MAIDSTONE 3012	\$880,000	13/01/2026
3	26 Norfolk St MAIDSTONE 3012	\$867,000	29/11/2025

**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:

09/05/2026 12:35



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$870,000 - \$900,000  
**Median House Price**  
09/05/2025 - 08/05/2026: \$882,500

## Comparable Properties



**4 Wallace St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 29/04/2026  
**Property Type:** House (Res)



**142 Mitchell St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 13/01/2026  
**Property Type:** House (Res)  
**Land Size:** 578 sqm approx



**26 Norfolk St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$867,000  
**Method:** Auction Sale  
**Date:** 29/11/2025  
**Property Type:** House (Res)

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