

# 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

1C Pullar 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 \$1,200,000 & \$1,250,000

### Median sale price

Median price \$880,000 Property Type House Suburb Maidstone

Period - From 25/05/2025 to 24/05/2026 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	11 Albert Facey St MAIDSTONE 3012	\$1,235,000	23/04/2026
2	3 Pullar St MAIDSTONE 3012	\$1,250,000	18/04/2026
3	39 Ringtail Cirt MAIDSTONE 3012	\$1,265,000	28/02/2026

**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:

25/05/2026 12:21



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,200,000 - \$1,250,000  
**Median House Price**  
25/05/2025 - 24/05/2026: \$880,000

## Comparable Properties



**11 Albert Facey St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$1,235,000  
**Method:** Sold Before Auction  
**Date:** 23/04/2026  
**Property Type:** House (Res)



**3 Pullar St MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)



**39 Ringtail Cirt MAIDSTONE 3012 (REI)**

Agent Comments



**Price:** \$1,265,000  
**Method:** Auction Sale  
**Date:** 28/02/2026  
**Property Type:** House (Res)  
**Land Size:** 359 sqm approx