

# 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

3 Bosquet 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 \$700,000 & \$730,000

### Median sale price

Median price \$882,500 Property Type House Suburb Maidstone

Period - From 03/06/2025 to 02/06/2026 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	3 Cambridge St MAIDSTONE 3012	\$737,000	30/05/2026
2	1/12 Clarendon St MAIDSTONE 3012	\$690,000	07/05/2026
3	102 Ballarat Rd MAIDSTONE 3012	\$718,000	03/03/2026

**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:

03/06/2026 10:20



3   
   

**Property Type:** House (Res)

**Land Size:** 168 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$730,000

**Median House Price**

03/06/2025 - 02/06/2026: \$882,500

## Comparable Properties



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

Agent Comments

4   
 1   
 1

**Price:** \$737,000

**Method:** Auction Sale

**Date:** 30/05/2026

**Property Type:** House



**1/12 Clarendon St MAIDSTONE 3012 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$690,000

**Method:** Sold Before Auction

**Date:** 07/05/2026

**Property Type:** House (Res)



**102 Ballarat Rd MAIDSTONE 3012 (REI)**

Agent Comments

3   
 1   
 2

**Price:** \$718,000

**Method:** Private Sale

**Date:** 03/03/2026

**Property Type:** House

**Land Size:** 553 sqm approx

Account - Biggin & Scott | P: 03 9317 5577