

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

65 Ringtail Circuit, Maidstone Vic 3012

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

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

Period - From 28/05/2025 to 27/05/2026 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	2/111 Mitchell St MAIDSTONE 3012	\$890,000	05/05/2026
2	38C Suffolk St MAIDSTONE 3012	\$905,000	22/04/2026
3	42b Rosamond Rd MARIBYRNONG 3032	\$896,000	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:

28/05/2026 09:50



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
28/05/2025 - 27/05/2026: \$882,500

Comparable Properties



2/111 Mitchell St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 05/05/2026
Property Type: Townhouse (Single)



38C Suffolk St MAIDSTONE 3012 (REI)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 22/04/2026
Property Type: Townhouse (Res)



42b Rosamond Rd MARIBYRNONG 3032 (REI)

Agent Comments



Price: \$896,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: House (Res)
Land Size: 168 sqm approx

Account - Biggin & Scott | P: 03 9317 5577