

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

40 Norfolk Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$880,000

Property Type

House

Suburb

Maidstone

Period - From

13/08/2025

to

12/08/2026

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	5 Crefden St MAIDSTONE 3012	\$785,000	06/07/2026
2	3/19 Marsh St MAIDSTONE 3012	\$740,000	19/06/2026
3	15 Yellow Box St MAIDSTONE 3012	\$795,000	22/05/2026

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:

13/08/2026 11:31



3 1 1

Rooms: 5
Property Type: House
Land Size: 190 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 13/08/2025 - 12/08/2026: \$880,000

Comparable Properties



5 Crefden St MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$785,000
Method: Private Sale
Date: 06/07/2026
Property Type: Townhouse (Single)



3/19 Marsh St MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$740,000
Method: Private Sale
Date: 19/06/2026
Property Type: Townhouse (Single)



15 Yellow Box St MAIDSTONE 3012 (REI)

Agent Comments

3 2 2

Price: \$795,000
Method: Private Sale
Date: 22/05/2026
Property Type: House (Res)

Account - Biggin & Scott | P: 03 9317 5577