

## 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

61 MAXWELD STREET ARDEER VIC 3022

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Ardeer

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

### 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 6 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

72 MCLAUGHLIN STREET ARDEER VIC 3022	\$741,000	14-Apr-26
111 MCLAUGHLIN STREET ARDEER VIC 3022	\$720,000	02-Jun-26

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 6 months.

This Statement of Information was prepared on: 06 July 2026



**72 MCLAUGHLIN STREET ARDEER VIC 3022** Sold Price **\$741,000** Sold Date **14-Apr-26**  
Distance **0.07km**

 3  1  1



**111 MCLAUGHLIN STREET ARDEER VIC 3022** Sold Price <sup>RS</sup> **\$720,000** Sold Date **02-Jun-26**  
Distance **0.28km**

 3  1  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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