

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

1/7 BERNARD STREET MAIDSTONE VIC 3012

Indicative selling price

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

Single Price

or range
between

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Maidstone

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

4/21 DEAKIN STREET MAIDSTONE VIC 3012	\$581,000	20-Feb-25
13B STUDLEY STREET MAIDSTONE VIC 3012	\$580,000	11-Jan-25

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: 23 June 2025



**4/21 DEAKIN STREET MAIDSTONE
VIC 3012**

Sold Price

\$581,000

Sold Date

20-Feb-25

 2

 2

 1

Distance

0.41km



**13B STUDLEY STREET MAIDSTONE
VIC 3012**

Sold Price

\$580,000

Sold Date

11-Jan-25

 2

 2

 -

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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