

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 /70 EDWARDS ROAD MAIDEN GULLY VIC 3551

Indicative selling price

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

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Other

Suburb

Maiden Gully

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

21 SCENIC RISE MAIDEN GULLY VIC 3551	\$340,000	28-Mar-25
62A EDWARDS ROAD MAIDEN GULLY VIC 3551	\$405,000	28-Jun-25
2 DAWSON DRIVE MAIDEN GULLY VIC 3551	\$390,000	30-Jan-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 23 October 2025


**21 SCENIC RISE MAIDEN GULLY
VIC 3551**
 4  2  -

Sold Price

\$340,000

Sold Date

28-Mar-25

Distance

2.93km

**62A EDWARDS ROAD MAIDEN
GULLY VIC 3551**
 -  -  -

Sold Price

\$405,000

Sold Date

28-Jun-25

Distance

0.1km

**2 DAWSON DRIVE MAIDEN GULLY
VIC 3551**
 -  -  -

Sold Price

\$390,000

Sold Date

30-Jan-25

Distance

0.59km
RS = Recent sale

UN = Undisclosed Sale

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