

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

3/41 THOMSON 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Maidstone

Period-from

01 Jan 2025

to

31 Dec 2025

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

1/58 BALLARAT ROAD MAIDSTONE VIC 3012	\$740,000	10-Nov-25
1/13 HOLLAND COURT MAIDSTONE VIC 3012	\$740,000	23-Jul-25
11D ROONEY STREET MAIDSTONE VIC 3012	\$732,500	03-Dec-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 January 2026



**1/58 BALLARAT ROAD
MAIDSTONE VIC 3012**

Sold Price

\$740,000

Sold Date **10-Nov-25**

3 3 1

Distance **0.42km**



**1/13 HOLLAND COURT MAIDSTONE
VIC 3012**

Sold Price

Sold Date **23-Jul-25**

3 1 1

Distance **0.59km**



**11D ROONEY STREET MAIDSTONE
VIC 3012**

Sold Price

^{RS} **\$732,500**

Sold Date **03-Dec-25**

3 2 2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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