

# 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

4/1 Clarendon Street, Maidstone, Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$630,000

&

\$650,000

### Median sale price

Median price

\$630,000

Property type

Unit

Suburb

Maidstone

Period - From

01/06/2025

to

31/05/2026

Source



PropTrack

### 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
39 Crefden Street, Maidstone, VIC 3012	\$635,000	25/04/2026
23 Crefden Street, Maidstone, VIC 3012	\$645,000	11/04/2026
1/33 Balmoral Street, Braybrook, VIC 3019	\$623,000	29/01/2026

**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: 09/06/2026