

## 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

21 MAXWELTON CIRCUIT DERRIMUT VIC 3026

### 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$833,500

Property type

House

Suburb

Derrimut

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

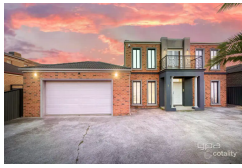
Date of sale

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 8 STIRLING DRIVE DERRIMUT VIC 3026     | \$1,100,000 | 26-Mar-26 |
| 33 PEMBROKE CRESCENT DERRIMUT VIC 3026 | \$1,050,000 | 20-Jul-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: 24 July 2026



**8 STIRLING DRIVE DERRIMUT VIC 3026**

Sold Price

**\$1,100,000**

Sold Date

**26-Mar-26**



4



2



2

Distance

**1km**



**33 PEMBROKE CRESCENT DERRIMUT VIC 3026**

Sold Price

<sup>RS</sup>

**\$1,050,000**

Sold Date

**20-Jul-26**



4



2



2

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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