

## 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

148 MITCHELL 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) (\*Delete single price or range as applicable)

Single Price

\$790,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$849,500

Property type

House

Suburb

Maidstone

Period-from

01 Dec 2024

to

30 Nov 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 192 BALLARAT ROAD MAIDSTONE VIC 3012      | \$790,000 | 19-Jul-25 |
| 15 HANCOCK CRESCENT BRAYBROOK VIC 3019    | \$760,000 | 10-Sep-25 |
| 41 HARGREAVES CRESCENT BRAYBROOK VIC 3019 | \$775,000 | 18-Oct-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: 06 December 2025


**192 BALLARAT ROAD MAIDSTONE  
VIC 3012**

 3
  1
  1

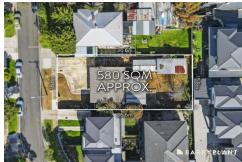
Sold Price

**\$790,000**

Sold Date

**19-Jul-25**

Distance

**0.21km**

**15 HANCOCK CRESCENT  
BRAYBROOK VIC 3019**

 3
  1
  1

Sold Price

**\$760,000**

Sold Date

**10-Sep-25**

Distance

**1.01km**

**41 HARGREAVES CRESCENT  
BRAYBROOK VIC 3019**

 3
  1
  -

Sold Price

**\$775,000**

Sold Date

**18-Oct-25**

Distance

**1.1km**

RS = Recent sale

UN = Undisclosed Sale

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