

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
11 KNIGHT STREET MADDINGLEY VIC 3340

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 \$825,000 & \$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$610,000	Property type	House	Suburb	Maddingley
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
252 STONEHILL DRIVE MADDINGLEY VIC 3340	\$874,000	20-May-24
24 MORGAN STREET MADDINGLEY VIC 3340	\$825,000	10-Sep-25
18 MAISIE COURT BACCHUS MARSH VIC 3340	\$850,000	17-Jan-24

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: 02 October 2025



Rayner

Josh Grieve

M 0417592022

E josh@raynerfn.com.au



**252 STONEHILL DRIVE
MADDINGLEY VIC 3340**

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Sold Price

\$874,000 Sold Date **20-May-24**

Distance **0.24km**



24 MORGAN STREET MADDINGLEY VIC 3340

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^{RS} **\$825,000** Sold Date **10-Sep-25**

Distance **1.14km**



18 MAISIE COURT BACCHUS MARSH VIC 3340

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Sold Price

\$850,000 Sold Date **17-Jan-24**

Distance **3.86km**

RS = Recent sale UN = Undisclosed Sale

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