

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

39 Ringtail Circuit, Maidstone Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$878,500 Property Type House Suburb Maidstone

Period - From 20/01/2025 to 19/01/2026 Source Property Data

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
1	15 Allara Av MARIBYRNONG 3032	\$1,150,000	17/12/2025
2	52a Mitchell St MARIBYRNONG 3032	\$1,200,000	09/10/2025
3	29 Ringtail Cirt MAIDSTONE 3012	\$1,240,000	30/07/2025

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:

20/01/2026 08:40



4 2 2

Property Type: House (Res)

Land Size: 359 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

20/01/2025 - 19/01/2026: \$878,500

Comparable Properties



15 Allara Av MARIBYRNONG 3032 (REI)

Agent Comments

3 2 2

Price: \$1,150,000

Method: Private Sale

Date: 17/12/2025

Property Type: House



52a Mitchell St MARIBYRNONG 3032 (REI)

Agent Comments

5 3 2

Price: \$1,200,000

Method: Sold Before Auction

Date: 09/10/2025

Property Type: House (Res)



29 Ringtail Cirt MAIDSTONE 3012 (REI)

Agent Comments

4 2 2

Price: \$1,240,000

Method: Private Sale

Date: 30/07/2025

Property Type: House

Account - Biggin & Scott | P: 03 9317 5577