

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

40 Norfolk Street, Maidstone Vic 3012

Indicative selling price

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

Single price

\$800,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Maidstone

Period - From

19/09/2025

to

18/09/2026

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	1/1 Jackson St MAIDSTONE 3012	\$850,000	10/09/2026
2	2/48 Omar St MAIDSTONE 3012	\$760,000	22/08/2026
3	5 Crefden St MAIDSTONE 3012	\$785,000	06/07/2026

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:

19/09/2026 10:25



3 1 2

Property Type: House
Agent Comments

Indicative Selling Price
\$800,000
Median House Price
19/09/2025 - 18/09/2026: \$870,000

Comparable Properties



1/1 Jackson St MAIDSTONE 3012 (REI)

Agent Comments

3 2 2

Price: \$850,000
Method: Private Sale
Date: 10/09/2026
Property Type: Townhouse (Single)
Land Size: 248 sqm approx



2/48 Omar St MAIDSTONE 3012 (REI)

Agent Comments

3 3 2

Price: \$760,000
Method: Auction Sale
Date: 22/08/2026
Property Type: Townhouse (Res)



5 Crefden St MAIDSTONE 3012 (REI)

Agent Comments

3 2 1

Price: \$785,000
Method: Private Sale
Date: 06/07/2026
Property Type: Townhouse (Single)