

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

1/6 Marsh Street, Maidstone Vic 3012

Indicative selling price

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

Single price \$849,000

Median sale price

Median price \$900,000

Property Type House

Suburb Maidstone

Period - From 20/04/2025

to 19/04/2026

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	3 Winston St MAIDSTONE 3012	\$871,000	28/03/2026
2	1/9 Cambridge St MAIDSTONE 3012	\$816,000	21/03/2026
3	20 Yellow Box St MAIDSTONE 3012	\$830,000	16/02/2026

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:

20/04/2026 09:40



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$849,000

Median House Price

20/04/2025 - 19/04/2026: \$900,000

Comparable Properties



3 Winston St MAIDSTONE 3012 (REI)

Agent Comments

2 1 4

Price: \$871,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 669 sqm approx



1/9 Cambridge St MAIDSTONE 3012 (REI)

Agent Comments

3 1 2

Price: \$816,000

Method: Auction Sale

Date: 21/03/2026

Property Type: House (Res)

20 Yellow Box St MAIDSTONE 3012 (REI)

Agent Comments

3 2 2

Price: \$830,000

Method: Sold Before Auction

Date: 16/02/2026

Property Type: House (Res)