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	26 Grevillea Circuit, Maidstone Vic 3012

Indicative selling price

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

Single price $730,000

Median sale price

Median price $700,000 Property Type Townhouse Suburb Maidstone

Period - From 06/05/2024 to 05/05/2025 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	1/4 Deakin St MAIDSTONE 3012	$745,000	18/04/2025
2	1/29 Yardley St MAIDSTONE 3012	$730,000	28/02/2025
3	10/41 Thomson St MAIDSTONE 3012	$650,000	20/01/2025

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: 06/05/2025 11:12

26 Grevillea Circuit, Maidstone Vic 3012



Property Type:
Agent Comments

Indicative Selling Price
$730,000
Median Townhouse Price
06/05/2024 - 05/05/2025: $700,000

Comparable Properties



1/4 Deakin St MAIDSTONE 3012 (REI)
3 1 1

Price: $745,000
Method: Private Sale
Date: 18/04/2025
Property Type: Townhouse (Single)

Agent Comments



1/29 Yardley St MAIDSTONE 3012 (REI)
2 2 1

Price: $730,000
Method: Sold Before Auction
Date: 28/02/2025
Property Type: Townhouse (Res)

Agent Comments



10/41 Thomson St MAIDSTONE 3012 (REI)
2 1 1

Price: $650,000
Method: Private Sale
Date: 20/01/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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