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	6/1 Clarendon Street, Maidstone Vic 3012

Indicative selling price

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

Single price $680,000

Median sale price

Median price $699,000 Property Type Townhouse Suburb Maidstone

Period - From 26/06/2024 to 25/06/2025 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	4/10 Greenham St MAIDSTONE 3012	$660,000	18/06/2025
2	26 Grevillea Cirt MAIDSTONE 3012	$710,000	13/06/2025
3	2/48 Inkerman St MAIDSTONE 3012	$690,000	28/04/2025

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: 26/06/2025 10:59

6/1 Clarendon Street, Maidstone Vic 3012



3 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$680,000
Median Townhouse Price
26/06/2024 - 25/06/2025: $699,000

Comparable Properties



4/10 Greenham St MAIDSTONE 3012 (REI)

2 1 1

Price: $660,000
Method: Private Sale
Date: 18/06/2025
Property Type: Townhouse (Single)

Agent Comments



26 Grevillea Cirt MAIDSTONE 3012 (REI)

3 2 2

Price: $710,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)

Agent Comments



2/48 Inkerman St MAIDSTONE 3012 (REI)

2 1 1

Price: $690,000
Method: Private Sale
Date: 28/04/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577

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