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	5/4 SPURLING STREET MAIDSTONE VIC 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$640,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$612,000	Property type	Unit	Suburb	Maidstone
Period-from	01 Feb 2025	to	31 Jan 2026	Source	Cotality

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

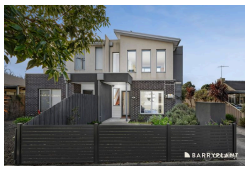
Address of comparable property	Price	Date of sale
1/16 YARDLEY STREET MAIDSTONE VIC 3012	$640,000	18-Aug-25
1/18 YARDLEY STREET MAIDSTONE VIC 3012	$642,000	11-Oct-25
13/41 THOMSON STREET MAIDSTONE VIC 3012	$650,000	07-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 04 February 2026

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1/16 YARDLEY STREET MAIDSTONE VIC 3012

2 1 1

Sold Price **$640,000** Sold Date **18-Aug-25**

Distance **0.75km**



1/18 YARDLEY STREET MAIDSTONE VIC 3012

2 2 1

Sold Price **$642,000** Sold Date **11-Oct-25**

Distance **0.77km**



13/41 THOMSON STREET MAIDSTONE VIC 3012

2 1 2

Sold Price **$650,000** Sold Date **07-Aug-25**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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