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	28 SCOVELL CRESCENT 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	$1,060,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	Suburb	Maidstone
Period-from	01 Mar 2025	to	28 Feb 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
35 FISHER STREET MAIDSTONE VIC 3012	$1,075,000	18-Sep-25
37 FISHER STREET MAIDSTONE VIC 3012	$1,075,000	18-Sep-25
15 EMU ROAD MAIDSTONE VIC 3012	$1,039,000	07-Feb-26

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: 12 March 2026

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35 FISHER STREET MAIDSTONE VIC 3012

3 1 1

Sold Price RS $1,075,000 Sold Date 18-Sep-25

Distance 0.57km



37 FISHER STREET MAIDSTONE VIC 3012

2 1 1

Sold Price Sold Date 18-Sep-25

Distance 0.56km



15 EMU ROAD MAIDSTONE VIC 3012

2 1 1

Sold Price RS $1,039,000 Sold Date 07-Feb-26

Distance 0.47km

RS = Recent sale UN = Undisclosed Sale

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