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	1/15 Cambridge Street, Maidstone Vic 3012

Indicative selling price

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

Range between $695,000 & $725,000

Median sale price

Median price $732,500 Property Type Unit Suburb Maidstone

Period - From 01/04/2026 to 30/06/2026 Source REIV

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	1/3 Edmund St MAIDSTONE 3012	$735,000	29/05/2026
2	5/39 Rosamond Rd MAIDSTONE 3012	$735,000	14/05/2026
3	1/12 Clarendon St MAIDSTONE 3012	$690,000	07/05/2026

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: 07/07/2026 12:13

1/15 Cambridge Street, Maidstone Vic 3012

JellisCraig

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Indicative Selling Price
$695,000 - $725,000
Median Unit Price
June quarter 2026: $732,500



3 1 2

Property Type: Unit

Agent Comments

Single level dual occupancy house.

Comparable Properties



1/3 Edmund St MAIDSTONE 3012 (REI/VG)

3 1 1

Price: $735,000
Method: Private Sale
Date: 29/05/2026
Property Type: Townhouse (Single)

Agent Comments

Similar accommodation, superior condition. Double storey



5/39 Rosamond Rd MAIDSTONE 3012 (REI/VG)

3 2 2

Price: $735,000
Method: Private Sale
Date: 14/05/2026
Property Type: Townhouse (Single)

Agent Comments

Similar accommodation (one more bathroom) and condition. Brand new double storey townhouse.



1/12 Clarendon St MAIDSTONE 3012 (REI/VG)

3 1 2

Price: $690,000
Method: Sold Before Auction
Date: 07/05/2026
Property Type: House (Res)

Agent Comments

Similar accommodation and internal condition.

REIV THE DIFFERENCE

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