

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

1/2 Omar Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$910,000 Property Type House Suburb Maidstone

Period - From 01/04/2025 to 31/03/2026 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	3/46 Burns St MAIDSTONE 3012	\$825,000	14/02/2026
2	2/70 Mitchell St MAIDSTONE 3012	\$905,000	10/02/2026
3	36A Stafford St FOOTSCRAY 3011	\$775,000	15/11/2025

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:

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$770,000 - \$840,000

Median House Price

Year ending March 2026: \$910,000

Comparable Properties



3/46 Burns St MAIDSTONE 3012 (REI/VG)

Agent Comments

3 2 1

Price: \$825,000

Method: Auction Sale

Date: 14/02/2026

Property Type: Townhouse (Res)



2/70 Mitchell St MAIDSTONE 3012 (REI/VG)

Agent Comments

3 2 2

Price: \$905,000

Method: Private Sale

Date: 10/02/2026

Property Type: Townhouse (Single)



36A Stafford St FOOTSCRAY 3011 (REI/VG)

Agent Comments

2 1 1

Price: \$775,000

Method: Private Sale

Date: 15/11/2025

Property Type: Townhouse (Res)

Land Size: 107 sqm approx

Account - Whitefox Real Estate | P: 96459699



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