

# 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

32 Delacey Street, Maidstone Vic 3012

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$890,000 & \$950,000

### Median sale price

Median price \$880,000 Property Type House Suburb Maidstone

Period - From 28/01/2025 to 27/01/2026 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	22 Inkerman St MAIDSTONE 3012	\$910,000	21/09/2025
2	24 Birdwood St MARIBYRNONG 3032	\$910,000	16/08/2025
3	8 Holland Ct MAIDSTONE 3012	\$948,000	01/08/2025

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:

28/01/2026 09:14



3   1   1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$890,000 - \$950,000  
**Median House Price**  
28/01/2025 - 27/01/2026: \$880,000

## Comparable Properties



**22 Inkerman St MAIDSTONE 3012 (REI)**

[Agent Comments](#)

2   1   3

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 21/09/2025  
**Property Type:** House  
**Land Size:** 558 sqm approx



**24 Birdwood St MARIBYRNONG 3032 (REI)**

[Agent Comments](#)

4   1   2

**Price:** \$910,000  
**Method:** Auction Sale  
**Date:** 16/08/2025  
**Property Type:** House (Res)  
**Land Size:** 576 sqm approx



**8 Holland Ct MAIDSTONE 3012 (REI)**

[Agent Comments](#)

3   1   1

**Price:** \$948,000  
**Method:** Private Sale  
**Date:** 01/08/2025  
**Property Type:** House

Account - Biggin & Scott | P: 03 9317 5577