

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

44 GEORGE 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Maidstone

Period-from

01 May 2025

to

30 Apr 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

16 WATERFORD AVENUE MARIBYRNONG VIC 3032	\$875,000	01-Apr-26
38C SUFFOLK STREET MAIDSTONE VIC 3012	\$905,000	28-Apr-26
1/11 RIVERSIDE AVENUE AVONDALE HEIGHTS VIC 3034	\$855,000	28-Mar-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: 27 May 2026



**16 WATERFORD AVENUE
 MARIBYRNONG VIC 3032**

3 2 2

Sold Price ^{RS} **\$875,000** Sold Date **01-Apr-26**

Distance **0.61km**



**38C SUFFOLK STREET MAIDSTONE
 VIC 3012**

3 2 2

Sold Price ^{RS} **\$905,000** Sold Date **28-Apr-26**

Distance **1.45km**



**1/11 RIVERSIDE AVENUE
 AVONDALE HEIGHTS VIC 3034**

3 2 2

Sold Price ^{RS} **\$855,000** Sold Date **28-Mar-26**

Distance **1.71km**

RS = Recent sale UN = Undisclosed Sale

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