

## 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

46 GEORGE 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) (\*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

5/120 NEWMAN STREET KENSINGTON VIC 3031	\$890,500	13-Mar-26
30/14 HORIZON DRIVE MARIBYRNONG VIC 3032	\$750,000	15-Oct-25
305/1050 MT ALEXANDER ROAD ESSENDON VIC 3040	\$792,000	29-Oct-25

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



**5/120 NEWMAN STREET  
 KENSINGTON VIC 3031**

2 2 2

Sold Price **\$890,500** Sold Date **13-Mar-26**

Distance **4.16km**



**30/14 HORIZON DRIVE  
 MARIBYRNONG VIC 3032**

2 2 2

Sold Price **\$750,000** Sold Date **15-Oct-25**

Distance **1.17km**



**305/1050 MT ALEXANDER ROAD  
 ESSENDON VIC 3040**

2 2 2

Sold Price **\$792,000** Sold Date **29-Oct-25**

Distance **4.42km**

RS = Recent sale      UN = Undisclosed Sale

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