

## 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](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

1 ORCHID STREET MAIDSTONE VIC 3012	\$800,000	21-Feb-26
42B ROSAMOND ROAD MARIBYRNONG VIC 3032	\$896,000	03-Mar-26
3/4 CHICAGO STREET MARIBYRNONG VIC 3032	\$1,050,000	28-Feb-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.~~

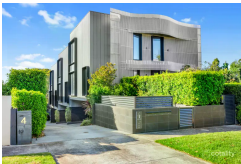
This Statement of Information was prepared on: 28 May 2026



**1 ORCHID STREET MAIDSTONE VIC 3012** Sold Price **\$800,000** Sold Date **21-Feb-26**  
 Distance **0.21km**  
 3 3 2



**42B ROSAMOND ROAD MARIBYRNONG VIC 3032** Sold Price **\$896,000** Sold Date **03-Mar-26**  
 Distance **0.9km**  
 3 3 2



**3/4 CHICAGO STREET MARIBYRNONG VIC 3032** Sold Price **\$1,050,000** Sold Date **28-Feb-26**  
 Distance **1.73km**  
 3 2 2

RS = Recent sale      UN = Undisclosed Sale

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