

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

43 Inkerman Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$490,000

&

\$530,000

Median sale price

Median price \$732,500

Property Type Unit

Suburb Maidstone

Period - From 01/04/2026

to 30/06/2026

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	2/103 Churchill Av BRAYBROOK 3019	\$530,000	02/06/2026
2	3/527 Barkly St WEST FOOTSCRAY 3012	\$565,000	28/03/2026
3	4/50 Eleanor St FOOTSCRAY 3011	\$534,000	24/03/2026

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:

09/07/2026 09:50

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

45 Inkerman Street, Maidstone Vic 3012

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$732,500

Property Type

Unit

Suburb

Maidstone

Period - From

01/04/2026

to

30/06/2026

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		
2		
3		

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:

09/07/2026 09:52