

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

4a Albert Facey Street, Maidstone Vic 3012

Indicative selling price

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

Range between \$690,000

&

\$750,000

Median sale price

Median price \$725,000

Property Type Townhouse

Suburb Maidstone

Period - From 09/06/2025

to

08/06/2026

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	2/15b Richelieu St WEST FOOTSCRAY 3012	\$682,500	15/04/2026
2	5/4 Spurling St MAIDSTONE 3012	\$645,000	28/02/2026
3	4/36 Stanhope St WEST FOOTSCRAY 3012	\$720,000	12/02/2026

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:

09/06/2026 13:42



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Townhouse Price
09/06/2025 - 08/06/2026: \$725,000

Comparable Properties



2/15b Richelieu St WEST FOOTSCRAY 3012 (REI)

2 1 1

Price: \$682,500
Method: Sold Before Auction
Date: 15/04/2026
Property Type: House (Res)

Agent Comments
Similar style two bedroom single level street facing unit with no owner's corporate, approx. 18m2 smaller internally



5/4 Spurling St MAIDSTONE 3012 (REI)

2 1 2

Price: \$645,000
Method: Private Sale
Date: 28/02/2026
Property Type: Unit
Land Size: 180 sqm approx

Agent Comments
Larger and older, lower sale price area of the suburb.



4/36 Stanhope St WEST FOOTSCRAY 3012 (REI/VG)

2 1 2

Price: \$720,000
Method: Private Sale
Date: 12/02/2026
Property Type: Unit

Agent Comments
Large villa unit in a block of 4 units