Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 30/09/2026

Property offered for sale

Address
Including suburb and postcode: 2/16 Omar Street, Maidstone Vic 3012

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	1	1	120	127

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $585,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $727,000 Property type: Townhouse Suburb: Maidstone

Period: from 30/09/2025 to 29/09/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	4/5 Rooney St MAIDSTONE 3012		
Sale price	$600,000	Date of sale	08/09/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Res)	2	1	2	N/A	N/A

Comparable property 2

Address	5/198 Ballarat Rd MAIDSTONE 3012		
Sale price	$600,000	Date of sale	28/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	2	2	1	N/A	N/A

Comparable property 3

Address	7/39 Rosamond Rd MAIDSTONE 3012		
Sale price	$610,000	Date of sale	21/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
Townhouse (Single)	2	1	1	N/A	N/A

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	585,000	Unconditional sale date	22/10/2026

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=2a01284e123bd2885324d4a80a58640b

2/16 Omar Street, Maidstone Vic 3012



2 1 1

Property Type: Townhouse (Res)
Land Size: 127 sqm approx

Agent Comments

Indicative Selling Price
$585,000
Median Townhouse Price
30/09/2025 - 29/09/2026: $727,000

Comparable Properties



4/5 Rooney St MAIDSTONE 3012 (REI)

2 1 2

Price: $600,000
Method: Sold Before Auction
Date: 08/09/2026
Property Type: Townhouse (Res)

Agent Comments

This property has the same number of bedrooms and bathrooms and is located very close to Omar Street. It has a slightly larger land size of 157sqm; however, the internal floorplan appears to be smaller in size. The property is also more dated compared to the other comparable



5/198 Ballarat Rd MAIDSTONE 3012 (REI)

2 2 1

Price: $600,000
Method: Private Sale
Date: 28/05/2026
Property Type: Townhouse (Single)

Agent Comments

it is located on Ballarat Road, which is a main road, and is geographically close to the subject property, making it a relevant comparable. It is more modern in presentation; however, the internal living space appears to be smaller. It is also only attached on one side



7/39 Rosamond Rd MAIDSTONE 3012 (REI)

2 1 1

Price: $610,000
Method: Private Sale
Date: 21/05/2026
Property Type: Townhouse (Single)

Agent Comments

This property is smaller internally; however, it provides a more modern finish. It also features a courtyard and balcony, along with a reverse-living layout, which provides a different configuration compared to the subject property.

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