

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

28 Mt Tarrengower Road, Maldon Vic 3463

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$720,000

Property Type House

Suburb Maldon

Period - From 01/07/2024

to 30/06/2025

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	19 Polsue St MALDON 3463	\$595,000	17/06/2025
2	57 Templeton St MALDON 3463	\$600,000	09/04/2025
3	39a Franklin St MALDON 3463	\$605,000	26/03/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/07/2025 13:28



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Property Type: House
Land Size: 10684 sqm approx
Agent Comments

Indicative Selling Price
\$599,000

Median House Price
Year ending June 2025: \$720,000

Comparable Properties



19 Polsue St MALDON 3463 (REI)

Agent Comments

3 1 2

Price: \$595,000
Method: Private Sale
Date: 17/06/2025
Property Type: House
Land Size: 2139 sqm approx



57 Templeton St MALDON 3463 (REI/VG)

Agent Comments

3 1 3

Price: \$600,000
Method: Private Sale
Date: 09/04/2025
Property Type: House
Land Size: 1019 sqm approx



39a Franklin St MALDON 3463 (VG)

Agent Comments

2 - -

Price: \$605,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 581 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377