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 and postcode	3 EMBER ROAD MADDINGLEY VIC 3340

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$685,000	&	$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,000	Property type	House	Suburb	Maddingley
Period-from	01 Jun 2025	to	31 May 2026	Source	Cotality

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
10 PLATT DRIVE MADDINGLEY VIC 3340	$710,000	08-Apr-26
5 PINNACLE POINT ROAD BACCHUS MARSH VIC 3340	$710,000	05-Mar-26
3 BIRD AVENUE BACCHUS MARSH VIC 3340	$722,000	10-Jun-25

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: 18 June 2026

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10 PLATT DRIVE MADDINGLEY VIC 3340

4 2 -

Sold Price RS $710,000 Sold Date 08-Apr-26

Distance 3.36km



5 PINNACLE POINT ROAD BACCHUS MARSH VIC 3340

4 2 2

Sold Price $710,000 Sold Date 05-Mar-26

Distance 1.43km



3 BIRD AVENUE BACCHUS MARSH VIC 3340

4 2 2

Sold Price $722,000 Sold Date 10-Jun-25

Distance 1.54km

RS = Recent sale **UN** = Undisclosed Sale

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