

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
3 Ireland Street, Maldon Vic 3463

Indicative selling price

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

Single price \$509,000

Median sale price

Median price \$760,000 Property Type House Suburb Maldon
Period - From 06/11/2024 to 05/11/2025 Source Property Data

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 eighteen 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	4 Morris St MALDON 3463	\$535,000	12/06/2025
2	92 High St MALDON 3463	\$460,000	14/11/2024
3			

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 eighteen months.

This Statement of Information was prepared on:

06/11/2025 16:33



Property Type: House

Land Size: 644 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$509,000

Median House Price

06/11/2024 - 05/11/2025: \$760,000

Comparable Properties



4 Morris St MALDON 3463 (REI/VG)



[Agent Comments](#)

Price: \$535,000

Method: Private Sale

Date: 12/06/2025

Property Type: House

Land Size: 1048 sqm approx



92 High St MALDON 3463 (REI/VG)



[Agent Comments](#)

Price: \$460,000

Method: Private Sale

Date: 14/11/2024

Property Type: House

Land Size: 1000 sqm approx

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 eighteen months.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172