

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

32 Castlemaine-maldon Road, Maldon Vic 3463

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$727,500

Property Type House

Suburb Maldon

Period - From 01/04/2024

to 31/03/2025

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	5 Hospital St MALDON 3463	\$770,000	24/01/2025
2	36a Hornsby St MALDON 3463	\$830,000	28/11/2024
3	43 Church St MALDON 3463	\$870,000	15/03/2024

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:

19/06/2025 12:39



Property Type:
Agent Comments

Indicative Selling Price
\$850,000
Median House Price
Year ending March 2025: \$727,500

Comparable Properties



5 Hospital St MALDON 3463 (VG)

Agent Comments



Price: \$770,000
Method: Sale
Date: 24/01/2025
Property Type: House (Res)
Land Size: 1498 sqm approx



36a Hornsby St MALDON 3463 (REI/VG)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 28/11/2024
Property Type: House
Land Size: 1078 sqm approx



43 Church St MALDON 3463 (REI/VG)

Agent Comments



Price: \$870,000
Method: Private Sale
Date: 15/03/2024
Property Type: House
Land Size: 687 sqm approx