

# 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

378 Sandy Creek Road, Maldon Vic 3463

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,325,000

### Median sale price

Median price

\$745,000

Property Type

House

Suburb

Maldon

Period - From

15/09/2024

to

14/09/2025

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 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	3 Union St MALDON 3463	\$1,350,000	03/09/2025
2	2b Stump St MALDON 3463	\$1,386,000	31/03/2025
3	98 Parkins Reef Rd MALDON 3463	\$1,330,000	12/02/2025

**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:

15/09/2025 12:21



4 3 6+

**Rooms:** 6  
**Property Type:** Mixed Farming (Rur)  
**Land Size:** 579883 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,325,000  
**Median House Price**  
15/09/2024 - 14/09/2025: \$745,000

Comparable Properties



3 Union St MALDON 3463 (REI)

**Agent Comments**

4 2 5

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 03/09/2025  
**Property Type:** House  
**Land Size:** 8764 sqm approx



2b Stump St MALDON 3463 (REI/VG)

**Agent Comments**

4 2 6

**Price:** \$1,386,000  
**Method:** Private Sale  
**Date:** 31/03/2025  
**Property Type:** House  
**Land Size:** 14600 sqm approx



98 Parkins Reef Rd MALDON 3463 (VG)

**Agent Comments**

4 - -

**Price:** \$1,330,000  
**Method:** Sale  
**Date:** 12/02/2025  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4018 sqm approx