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	378 Sandy Creek Road, Maldon Vic 3463
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$1,325,000

Median sale price

Median price	\$745,000	Pro	pperty Type H	ouse		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

Add	dress 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 comparableproperties 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













Rooms: 6

Property Type: Mixed Farming

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)







Price: \$1,350,000 Method: Private Sale Date: 03/09/2025 Property Type: House

Land Size: 8764 sqm approx

Agent Comments



2b Stump St MALDON 3463 (REI/VG)







Agent Comments

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)







Price: \$1,330,000 Method: Sale Date: 12/02/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4018 sqm approx

Agent Comments

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





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