

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

6 Chapel Street South, Maldon Vic 3463

Indicative selling price

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

Range between \$595,000 & \$625,000

Median sale price

Median price \$732,000 Property Type House Suburb Maldon

Period - From 16/07/2024 to 15/07/2025 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	39a Franklin St MALDON 3463	\$605,000	26/03/2025
2	10 Adair St MALDON 3463	\$690,000	30/01/2025
3	30 Adair St MALDON 3463	\$675,000	07/10/2024

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:

16/07/2025 15:44



3 1 2

Rooms: 6
Property Type: Residential
Land Size: 1142 sqm approx
Agent Comments

Indicative Selling Price
\$595,000 - \$625,000
Median House Price
16/07/2024 - 15/07/2025: \$732,000

Comparable Properties



39a Franklin St MALDON 3463 (VG)

Agent Comments

2 - -

Price: \$605,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 581 sqm approx



10 Adair St MALDON 3463 (REI/VG)

Agent Comments

3 1 3

Price: \$690,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 997 sqm approx



30 Adair St MALDON 3463 (REI/VG)

Agent Comments

3 1 1

Price: \$675,000
Method: Private Sale
Date: 07/10/2024
Property Type: House
Land Size: 1012 sqm approx