Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	9 Reef Street, Maldon Vic 3463
Including suburb or	
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$890,000	Pro	perty Type	House		Suburb	Maldon
Period - From	01/07/2025	to	30/09/2025		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	157 High St MALDON 3463	\$689,000	27/02/2025
2	117 High St MALDON 3463	\$710,000	18/11/2024
3	38 Franklin St MALDON 3463	\$685,000	19/07/2024

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:	18/11/2025 12:47









Property Type: House **Land Size:** 741 sqm approx

Agent Comments

Indicative Selling Price \$675,000 - \$695,000 Median House Price September quarter 2025: \$890,000

Comparable Properties



157 High St MALDON 3463 (REI/VG)

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Agent Comments

Price: \$689,000 Method: Private Sale Date: 27/02/2025 Property Type: House Land Size: 866 sqm approx



117 High St MALDON 3463 (REI/VG)

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Agent Comments

Price: \$710,000 Method: Private Sale Date: 18/11/2024 Property Type: House Land Size: 1022 sqm approx



38 Franklin St MALDON 3463 (REI/VG)

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Price: \$685,000 Method: Private Sale Date: 19/07/2024 Property Type: House Land Size: 900 sqm approx Agent Comments

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





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