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 and postcode	1/29 ALMA STREET MARYBOROUGH VIC 3465

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$385,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$328,750	Property type	Unit	Suburb	Maryborough
Period-from	01 Jul 2025	to	30 Jun 2026	Source	Cotality

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
1/1 CROSS STREET MARYBOROUGH VIC 3465	$368,000	15-Jul-25
2/11 HIGHAM STREET MARYBOROUGH VIC 3465	$390,000	13-Feb-26
4C DALY STREET MARYBOROUGH VIC 3465	$430,000	11-May-26

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: 31 July 2026

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1/1 CROSS STREET MARYBOROUGH VIC 3465

2 1 1

Sold Price	**$368,000**	Sold Date	**15-Jul-25**
		Distance	**0.72km**

2/11 HIGHAM STREET MARYBOROUGH VIC 3465

2 1 2

Sold Price	**$390,000**	Sold Date	**13-Feb-26**
		Distance	**1.15km**

4C DALY STREET MARYBOROUGH VIC 3465

2 1 1

Sold Price	**$430,000**	Sold Date	**11-May-26**
		Distance	**1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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