

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

11 Nelson Street, Maldon Vic 3463

Indicative selling price

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

Single price

\$985,000

Median sale price

Median price

\$739,000

Property Type

House

Suburb

Maldon

Period - From

01/01/2025

to

31/12/2025

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 eighteen 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	79 Church St MALDON 3463	\$965,000	17/12/2025
2	11 Sailors Reef La MALDON 3463	\$962,500	02/11/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

18/03/2026 12:33



 2  2  2

Property Type: Residential
(House)
Land Size: 9267 sqm approx
Agent Comments

Indicative Selling Price
\$985,000

Median House Price
Year ending December 2025: \$739,000

Comparable Properties



79 Church St MALDON 3463 (REI/VG)

Agent Comments

 3  1  4

Price: \$965,000
Method: Private Sale
Date: 17/12/2025
Property Type: House
Land Size: 4114 sqm approx



11 Sailors Reef La MALDON 3463 (REI/VG)

Agent Comments

 3  1  6

Price: \$962,500
Method: Private Sale
Date: 02/11/2024
Property Type: House
Land Size: 6012 sqm approx

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 eighteen months.