

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21A Harker Street, Maldon Vic 3463

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Maldon

Period - From

01/07/2025

to

30/06/2026

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	45 Church St MALDON 3463	\$749,000	21/08/2026
2	34 Castlemaine Rd MALDON 3463	\$722,500	24/04/2026
3	2 Spring St MALDON 3463	\$695,000	02/04/2026

OR

- B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/09/2026 14:24



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1000 sqm approx
Agent Comments

Indicative Selling Price
\$720,000
Median House Price
Year ending June 2026: \$745,000

Comparable Properties



45 Church St MALDON 3463 (REI)

Agent Comments



Price: \$749,000
Method: Private Sale
Date: 21/08/2026
Property Type: House
Land Size: 817 sqm approx



34 Castlemaine Rd MALDON 3463 (REI)

Agent Comments



Price: \$722,500
Method: Private Sale
Date: 24/04/2026
Property Type: House
Land Size: 738 sqm approx



2 Spring St MALDON 3463 (REI)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 598 sqm approx

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