

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

22 Castlemaine-maldon Road, Maldon Vic 3463

Indicative selling price

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

Range between \$745,000 & \$785,000

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 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	14 Gray St MALDON 3463	\$730,000	14/11/2025
2	129 High St MALDON 3463	\$745,000	23/05/2025
3	36a Hornsby St MALDON 3463	\$830,000	28/11/2024

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:

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Indicative Selling Price

\$745,000 - \$785,000

Median House Price

Year ending December 2025: \$739,000



 4  3  4

Property Type: House

Land Size: 1012 sqm approx

Agent Comments

Comparable Properties



14 Gray St MALDON 3463 (REI)

Agent Comments

 3  1  2

Price: \$730,000

Method: Private Sale

Date: 14/11/2025

Property Type: House

Land Size: 1177 sqm approx



129 High St MALDON 3463 (REI/VG)

Agent Comments

 3  2  2

Price: \$745,000

Method: Private Sale

Date: 23/05/2025

Property Type: House

Land Size: 1012 sqm approx



36a Hornsby St MALDON 3463 (REI/VG)

Agent Comments

 3  2  5

Price: \$830,000

Method: Private Sale

Date: 28/11/2024

Property Type: House

Land Size: 1078 sqm approx

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