

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

3/1 Cox Street, Maldon Vic 3463

Indicative selling price

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

Range between \$495,000 & \$535,000

Median sale price

Median price \$752,500

Property Type House

Suburb Maldon

Period - From 01/04/2025

to 31/03/2026

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	79c High St MALDON 3463	\$520,000	08/05/2025
2			
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:

15/04/2026 10:20

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Indicative Selling Price

\$495,000 - \$535,000

Median House Price

Year ending March 2026: \$752,500



2 1 1

Property Type: Unit / House

Land Size: 298 sqm approx

Agent Comments

Comparable Properties



79c High St MALDON 3463 (REI/VG)

Agent Comments

2 2 1

Price: \$520,000

Method: Private Sale

Date: 08/05/2025

Property Type: House

Land Size: 242 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.