

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

34 Parkins Reef Road, Maldon Vic 3463

Indicative selling price

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

Single price

\$650,000

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 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	2 Mcfarlane St MALDON 3463	\$670,000	20/04/2026
2	48 Chapel St MALDON 3463	\$730,000	08/12/2025
3	157 High St MALDON 3463	\$689,000	27/02/2025

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:

13/08/2026 13:23



3 1 2+

Rooms: 4

Property Type: Residential Home

Land Size: 1,000 sqm approx

Agent Comments

Indicative Selling Price

\$650,000

Median House Price

Year ending June 2026: \$745,000

Comparable Properties



2 Mcfarlane St MALDON 3463 (REI/VG)

Agent Comments

2 1 2

Price: \$670,000

Method: Private Sale

Date: 20/04/2026

Property Type: House

Land Size: 2032 sqm approx



48 Chapel St MALDON 3463 (REI/VG)

Agent Comments

2 2 4

Price: \$730,000

Method: Private Sale

Date: 08/12/2025

Property Type: House

Land Size: 1028 sqm approx



157 High St MALDON 3463 (REI/VG)

Agent Comments

2 2 2

Price: \$689,000

Method: Private Sale

Date: 27/02/2025

Property Type: House

Land Size: 866 sqm approx

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