

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

4 Grigg Street, Maldon Vic 3463

Indicative selling price

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

Range between

\$845,000

&

\$885,000

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 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	4 Mcleod St MALDON 3463	\$810,000	04/02/2026
2	79 Church St MALDON 3463	\$965,000	17/12/2025
3	8 Parker St MALDON 3463	\$860,000	08/10/2025

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:

21/04/2026 21:47



3 2 4

Property Type: House

Land Size: 3724 sqm approx

Agent Comments

Comparable Properties



4 Mcleod St MALDON 3463 (REI/VG)

3 1 4

Price: \$810,000

Method: Private Sale

Date: 04/02/2026

Property Type: House

Land Size: 4654 sqm approx

Agent Comments

Comparable location, this is a slightly larger home however does not have the same insulation quality or double glazing as the subject property. Also, no pool at this property.



79 Church St MALDON 3463 (REI/VG)

3 1 4

Price: \$965,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 4114 sqm approx

Agent Comments

Comparable location, this is a larger home and period style however does not have the same insulation quality or double glazing as the subject property. Also, no pool at this property.



8 Parker St MALDON 3463 (REI/VG)

2 2 2

Price: \$860,000

Method: Private Sale

Date: 08/10/2025

Property Type: House

Land Size: 1015 sqm approx

Agent Comments

This is a very comparable home, both passive design but this property is a smaller block.