

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

5 Mill 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 \$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.

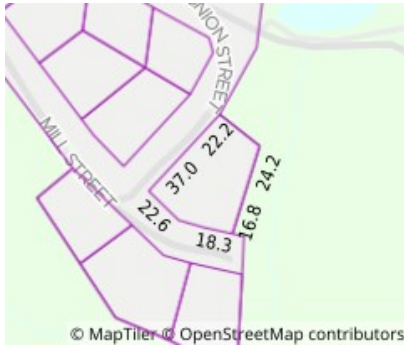
	Address of comparable property	Price	Date of sale
1	165 High St MALDON 3463	\$856,000	25/03/2026
2	4 Mcleod St MALDON 3463	\$810,000	04/02/2026
3	79 Church St MALDON 3463	\$965,000	17/12/2025

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:

25/03/2026 22:21



Property Type: House

Land Size: 2379 sqm approx

Agent Comments

Comparable Properties



165 High St MALDON 3463 (REI)

Agent Comments



Price: \$856,000

Method: Private Sale

Date: 25/03/2026

Property Type: House

Land Size: 1717 sqm approx



4 Mcleod St MALDON 3463 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 04/02/2026

Property Type: House

Land Size: 4654 sqm approx



79 Church St MALDON 3463 (REI/VG)

Agent Comments



Price: \$965,000

Method: Private Sale

Date: 17/12/2025

Property Type: House

Land Size: 4114 sqm approx