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Value Partner Program Pty Ltd T/A Plus Agency Services (Vic)
Level 3, 489 Toorak Road Toorak VIC 3142
Agent No: 094063L

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 95 Gertrude Street, Maryborough Vic 3465

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*_____ or range between \$_____ & \$_____

Median sale price

Median price \$435,000 Property Type House Suburb or Locality Maryborough, Victoria
Period - From 05/05/2026 to 06/07/2026 Source Rp Data Core Logic

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 66-68 Laidman Street, Maryborough Vic 3465	\$625,000	06/07/2026
2 7 Henry Street, Maryborough Vic 3465	\$590,000	03/07/2026
3 169 Balaclava Road, Maryborough Vic 3465	\$520,000	05/05/2026

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: 07/08/2026