

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

1 Boundary Road, Maldon Vic 3463

Indicative selling price

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

Single price \$895,000

Median sale price

Median price \$720,000

Property Type House

Suburb Maldon

Period - From 01/07/2024

to 30/06/2025

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	50 Adair St MALDON 3463	\$930,000	11/02/2025
2	36a Hornsby St MALDON 3463	\$830,000	28/11/2024
3	11 Sailors Reef La MALDON 3463	\$962,500	02/11/2024

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:

10/08/2025 20:59



Property Type: House

Land Size: 789 sqm approx

Agent Comments

Comparable Properties

50 Adair St MALDON 3463 (VG)

Agent Comments



Price: \$930,000

Method: Sale

Date: 11/02/2025

Property Type: House (Res)

Land Size: 2024 sqm approx



36a Hornsby St MALDON 3463 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 28/11/2024

Property Type: House

Land Size: 1078 sqm approx



11 Sailors Reef La MALDON 3463 (REI/VG)

Agent Comments



Price: \$962,500

Method: Private Sale

Date: 02/11/2024

Property Type: House

Land Size: 6012 sqm approx