

# 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

6 Chapel Street South, Maldon Vic 3463

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$549,000

### Median sale price

Median price \$752,500

Property Type House

Suburb Maldon

Period - From 15/04/2025

to 14/04/2026

Source Property Data

### 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 | 46 Castlemaine Rd MALDON 3463  | \$600,000 | 21/10/2025   |
| 2 | 12 Stump St MALDON 3463        | \$556,500 | 29/09/2025   |
| 3 | 19 Polsue St MALDON 3463       | \$595,000 | 17/06/2025   |

**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:

15/04/2026 10:32



3   1   2

**Rooms:** 6  
**Property Type:** Residential  
**Land Size:** 1,142 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$549,000

**Median House Price**  
15/04/2025 - 14/04/2026: \$752,500

## Comparable Properties



**46 Castlemaine Rd MALDON 3463 (REI/VG)**

[Agent Comments](#)

3   2   4

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 21/10/2025  
**Property Type:** House  
**Land Size:** 804 sqm approx



**12 Stump St MALDON 3463 (REI/VG)**

[Agent Comments](#)

2   1   2

**Price:** \$556,500  
**Method:** Private Sale  
**Date:** 29/09/2025  
**Property Type:** House  
**Land Size:** 3575 sqm approx



**19 Polsue St MALDON 3463 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 17/06/2025  
**Property Type:** House  
**Land Size:** 2139 sqm approx

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