

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 Mill Street, Maldon Vic 3463

Indicative selling price

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

Single price

\$795,000

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	11 Parkins Reef Rd MALDON 3463	\$739,000	03/04/2025
2	5 Hospital St MALDON 3463	\$770,000	24/01/2025
3	17 Lowther St.W MALDON 3463	\$795,000	12/11/2024

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:

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Indicative Selling Price
\$795,000

Median House Price
Year ending June 2025: \$720,000



2 1 2

Property Type: House
Land Size: 1160 sqm approx
Agent Comments

Comparable Properties



11 Parkins Reef Rd MALDON 3463 (REI/VG)

Agent Comments

3 1 6

Price: \$739,000
Method: Private Sale
Date: 03/04/2025
Property Type: House
Land Size: 1200 sqm approx



5 Hospital St MALDON 3463 (VG)

Agent Comments

3 - -

Price: \$770,000
Method: Sale
Date: 24/01/2025
Property Type: House (Res)
Land Size: 1498 sqm approx



17 Lowther St.W MALDON 3463 (REI)

Agent Comments

2 1 4

Price: \$795,000
Method: Private Sale
Date: 12/11/2024
Property Type: House
Land Size: 12140.58 sqm approx

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