

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 4 Mill Street, Maldon Vic 3463
Including suburb or locality and postcode

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:

23/09/2025 22:56

Leah Panos
03 5472 1155
0466 878 214

leahpanos@jelliscraig.com.au

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)



3



1



6

Agent Comments

Price: \$739,000

Method: Private Sale

Date: 03/04/2025

Property Type: House

Land Size: 1200 sqm approx



5 Hospital St MALDON 3463 (VG)



3



-



-

Agent Comments

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)



2



1



4

Agent Comments

Price: \$795,000

Method: Private Sale

Date: 12/11/2024

Property Type: House

Land Size: 12140.58 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087