

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

8 Morris Street, Maldon Vic 3463

Indicative selling price

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

Single price \$250,000

Median sale price

Median price \$295,000

Property Type Vacant land

Suburb Maldon

Period - From 20/05/2024

to 19/05/2025

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 eighteen 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	7 Castlemaine Rd MALDON 3463	\$250,000	24/11/2023
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

20/05/2025 11:52



Property Type: Land

Land Size: 1011 sqm approx

Agent Comments

Comparable Properties

7 Castlemaine Rd MALDON 3463 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 24/11/2023

Property Type: Land

Land Size: 911 sqm approx

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 eighteen months.