

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

14 Morris Street, Maldon Vic 3463

Indicative selling price

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

Range between \$595,000 & \$615,000

Median sale price

Median price \$752,500 Property Type House Suburb Maldon

Period - From 16/04/2025 to 15/04/2026 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	2 Spring St MALDON 3463	\$695,000	02/04/2026
2	7 Phoenix St MALDON 3463	\$640,000	11/12/2025
3	46 Castlemaine Rd MALDON 3463	\$600,000	21/10/2025

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:

16/04/2026 12:59



3 1 3+

Rooms: 5
Property Type: House
Land Size: 1012 sqm approx
 Agent Comments

Indicative Selling Price
 \$595,000 - \$615,000
Median House Price
 16/04/2025 - 15/04/2026: \$752,500

Comparable Properties



2 Spring St MALDON 3463 (REI)

Agent Comments

3 2 2

Price: \$695,000
Method: Private Sale
Date: 02/04/2026
Property Type: House
Land Size: 598 sqm approx



7 Phoenix St MALDON 3463 (REI/VG)

Agent Comments

4 2 4

Price: \$640,000
Method: Private Sale
Date: 11/12/2025
Property Type: House
Land Size: 1538 sqm approx



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

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