

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 25 Polsue 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 \$595,000

Median sale price

Median price \$730,000

Property Type House

Suburb Maldon

Period - From 04/05/2025

to 03/05/2026

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 | 13 Parkins Reef Rd MALDON 3463 | \$590,000 | 27/04/2026 |
| 2 | 12 Stump St MALDON 3463 | \$556,500 | 29/09/2025 |
| 3 | 39a Franklin St MALDON 3463 | \$605,000 | 26/03/2025 |

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:

04/05/2026 13:52



2 1 1

Property Type: House
Land Size: 817 sqm approx
 Agent Comments

Indicative Selling Price
 \$595,000
Median House Price
 04/05/2025 - 03/05/2026: \$730,000

Comparable Properties



13 Parkins Reef Rd MALDON 3463 (REI)

Agent Comments

2 2 2

Price: \$590,000
Method: Private Sale
Date: 27/04/2026
Property Type: House
Land Size: 1229 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



39a Franklin St MALDON 3463 (VG)

Agent Comments

2 - -

Price: \$605,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 581 sqm approx

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172