

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

32 Lowther Street West, 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

\$730,000

Property Type

House

Suburb

Maldon

Period - From

30/07/2025

to

29/07/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	19 Church St MALDON 3463	\$775,000	09/06/2026
2	42 Hornsby St MALDON 3463	\$760,000	21/05/2026
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

30/07/2026 15:32



 2  1  2

Property Type: House
Land Size: 2041 sqm approx
Agent Comments

Indicative Selling Price
\$795,000

Median House Price
30/07/2025 - 29/07/2026: \$730,000

Comparable Properties



19 Church St MALDON 3463 (VG)

Agent Comments

 2  -  -

Price: \$775,000
Method: Sale
Date: 09/06/2026
Property Type: House (Res)
Land Size: 1014 sqm approx



42 Hornsby St MALDON 3463 (REI)

Agent Comments

 3  2  3

Price: \$760,000
Method: Private Sale
Date: 21/05/2026
Property Type: House
Land Size: 3946 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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