

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

38 Franklin Street, Maldon Vic 3463

Indicative selling price

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

Single price

\$695,000

Median sale price

Median price

\$739,000

Property Type

House

Suburb

Maldon

Period - From

01/01/2025

to

31/12/2025

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	129 High St MALDON 3463	\$745,000	23/05/2025
2	157 High St MALDON 3463	\$689,000	27/02/2025
3	10 Adair St MALDON 3463	\$690,000	30/01/2025

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:

20/01/2026 16:59



3
 1
 2

Property Type: House
Land Size: 900 sqm approx
Agent Comments

Indicative Selling Price
 \$695,000

Median House Price
 Year ending December 2025: \$739,000

Comparable Properties



129 High St MALDON 3463 (REI/VG)

Agent Comments

3
 2
 2

Price: \$745,000
Method: Private Sale
Date: 23/05/2025
Property Type: House
Land Size: 1012 sqm approx



157 High St MALDON 3463 (REI/VG)

Agent Comments

2
 2
 2

Price: \$689,000
Method: Private Sale
Date: 27/02/2025
Property Type: House
Land Size: 866 sqm approx



10 Adair St MALDON 3463 (REI/VG)

Agent Comments

3
 1
 3

Price: \$690,000
Method: Private Sale
Date: 30/01/2025
Property Type: House
Land Size: 997 sqm approx

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