

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

25 Polsue Street, Maldon Vic 3463

Indicative selling price

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

Single price \$545,000

Median sale price

Median price \$752,500

Property Type House

Suburb Maldon

Period - From 01/04/2025

to 31/03/2026

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 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	39a Franklin St MALDON 3463	\$605,000	26/03/2025
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:

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

Indicative Selling Price
\$545,000
Median House Price
Year ending March 2026: \$752,500

Comparable Properties



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

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.