

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

9 Reef Street, Maldon Vic 3463

Indicative selling price

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

Range between \$675,000

&

\$695,000

Median sale price

Median price \$890,000

Property Type House

Suburb Maldon

Period - From 01/07/2025

to

30/09/2025

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	157 High St MALDON 3463	\$689,000	27/02/2025
2	117 High St MALDON 3463	\$710,000	18/11/2024
3	38 Franklin St MALDON 3463	\$685,000	19/07/2024

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:

18/11/2025 12:47



2 1 1

Property Type: House
Land Size: 741 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$695,000
Median House Price
September quarter 2025: \$890,000

Comparable Properties



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



117 High St MALDON 3463 (REI/VG)

Agent Comments

2 1 2

Price: \$710,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 1022 sqm approx



38 Franklin St MALDON 3463 (REI/VG)

Agent Comments

3 1 2

Price: \$685,000
Method: Private Sale
Date: 19/07/2024
Property Type: House
Land Size: 900 sqm approx