

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

3 Ireland Street, Maldon Vic 3463

Indicative selling price

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

Single price

\$509,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Maldon

Period - From

06/11/2024

to

05/11/2025

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 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	4 Morris St MALDON 3463	\$535,000	12/06/2025
2	92 High St MALDON 3463	\$460,000	14/11/2024
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:

06/11/2025 16:33



3 1 1

Property Type: House
Land Size: 644 sqm approx
Agent Comments

Indicative Selling Price
\$509,000
Median House Price
06/11/2024 - 05/11/2025: \$760,000

Comparable Properties



4 Morris St MALDON 3463 (REI/VG)

Agent Comments

2 1 2

Price: \$535,000
Method: Private Sale
Date: 12/06/2025
Property Type: House
Land Size: 1048 sqm approx



92 High St MALDON 3463 (REI/VG)

Agent Comments

2 2 5

Price: \$460,000
Method: Private Sale
Date: 14/11/2024
Property Type: House
Land Size: 1000 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.