

# 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

48 Chapel Street, Maldon Vic 3463

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$745,000

### Median sale price

Median price \$760,000

Property Type House

Suburb Maldon

Period - From 05/11/2024

to 04/11/2025

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 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 | 11 Parkins Reef Rd MALDON 3463 | \$739,000 | 03/04/2025   |
| 3 | 117 High St MALDON 3463        | \$710,000 | 18/11/2024   |

**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:

05/11/2025 16:42



2   2   4

**Property Type:** House (Res)  
**Land Size:** 1028 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$745,000  
**Median House Price**  
 05/11/2024 - 04/11/2025: \$760,000

## 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



**11 Parkins Reef Rd MALDON 3463 (REI/VG)**

Agent Comments

3   1   6

**Price:** \$739,000  
**Method:** Private Sale  
**Date:** 03/04/2025  
**Property Type:** House  
**Land Size:** 1200 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

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



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