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	21 Warnock Street, Maldon Vic 3463
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$750,000

Median sale price

Median price	\$720,000	Pro	perty Type	House		Suburb	Maldon
Period - From	01/07/2024	to	30/06/2025		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	117 High St MALDON 3463	\$710,000	18/11/2024
2	30 Adair St MALDON 3463	\$675,000	07/10/2024
3	64 High St MALDON 3463	\$775,000	13/02/2024

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:	25/07/2025 12:01
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JellisCraig

Leah Panos 03 5472 1155 0466 878 214 leahpanos@jelliscraig.com.au

\$750,000 **Median House Price** Year ending June 2025: \$720,000

Indicative Selling Price





Land Size: 1269 sqm approx

Agent Comments

Comparable Properties



117 High St MALDON 3463 (REI/VG)

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



30 Adair St MALDON 3463 (REI/VG)

Price: \$675,000

Method: Private Sale Date: 07/10/2024 Property Type: House Land Size: 1012 sqm approx Agent Comments



64 High St MALDON 3463 (REI/VG)

Agent Comments

Price: \$775,000 Method: Private Sale Date: 13/02/2024 Property Type: House

Land Size: 1214 sqm approx

Account - Jellis Craig | P: 03 5472 1155 | F: 03 5472 3087





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