

# 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

21 Warnock Street, Maldon Vic 3463

### Indicative selling price

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

Single price

\$750,000

### Median sale price

Median price

\$720,000

Property 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



2 1 2

**Property Type:** House

**Land Size:** 1269 sqm approx

Agent Comments

## Comparable Properties



**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



**30 Adair St MALDON 3463 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 07/10/2024

**Property Type:** House

**Land Size:** 1012 sqm approx



**64 High St MALDON 3463 (REI/VG)**

Agent Comments

3 1 6

**Price:** \$775,000

**Method:** Private Sale

**Date:** 13/02/2024

**Property Type:** House

**Land Size:** 1214 sqm approx