

# 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

6 Chapel Street South, Maldon Vic 3463

### Indicative selling price

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

Range between \$595,000 & \$625,000

### Median sale price

Median price \$732,000 Property Type House Suburb Maldon

Period - From 16/07/2024 to 15/07/2025 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	39a Franklin St MALDON 3463	\$605,000	26/03/2025
2	10 Adair St MALDON 3463	\$690,000	30/01/2025
3	30 Adair St MALDON 3463	\$675,000	07/10/2024

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:

16/07/2025 15:44



3 1 2

**Rooms:** 6  
**Property Type:** Residential  
**Land Size:** 1142 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**

\$595,000 - \$625,000

**Median House Price**

16/07/2024 - 15/07/2025: \$732,000

## Comparable Properties



**39a Franklin St MALDON 3463 (VG)**

[Agent Comments](#)

2 - -

**Price:** \$605,000  
**Method:** Sale  
**Date:** 26/03/2025  
**Property Type:** House (Res)  
**Land Size:** 581 sqm approx



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

[Agent Comments](#)

3 1 3

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 30/01/2025  
**Property Type:** House  
**Land Size:** 997 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

**Account -** Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377