Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 59 Templeton Street, Maldon Vic 3463

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$685,000		&		\$725,000			
Median sale p	rice							
Median price	\$720,000	Pro	operty Type	Hou	se		Suburb	Maldon
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	10 Adair St MALDON 3463	\$690,000	30/01/2025
2	117 High St MALDON 3463	\$710,000	18/11/2024
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:

24/07/2025 12:39



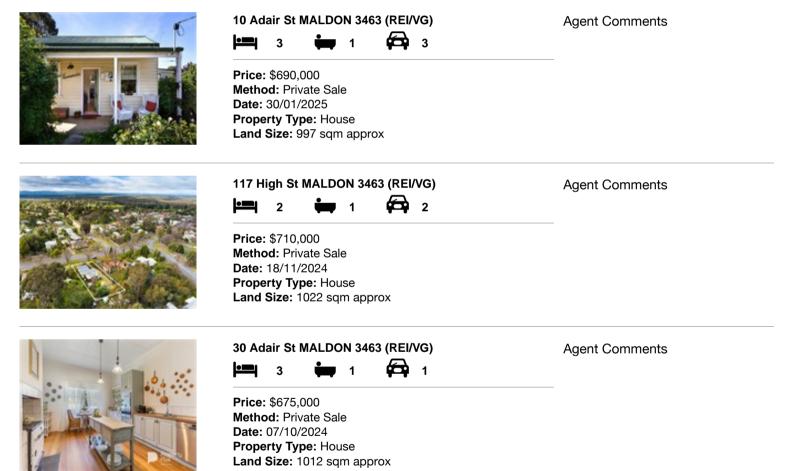
JellisCraig

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



Property Type: House **Land Size:** 1025 sqm approx Agent Comments Indicative Selling Price \$685,000 - \$725,000 Median House Price Year ending June 2025: \$720,000

Comparable Properties



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



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