

# 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

59 Templeton 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)

Range between \$685,000 & \$725,000

### 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	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

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

3 1 2

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



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



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