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 |14 Church Street, Maldon Vic 3463

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$695,000		&		\$745,000)		
Median sale pi	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.

Add	dress of comparable property	Price	Date of sale
1	129 High St MALDON 3463	\$745,000	23/05/2025
2	36a Hornsby St MALDON 3463	\$830,000	28/11/2024
3	117 High St MALDON 3463	\$710,000	18/11/2024

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:

26/07/2025 11:03



JellisCraig

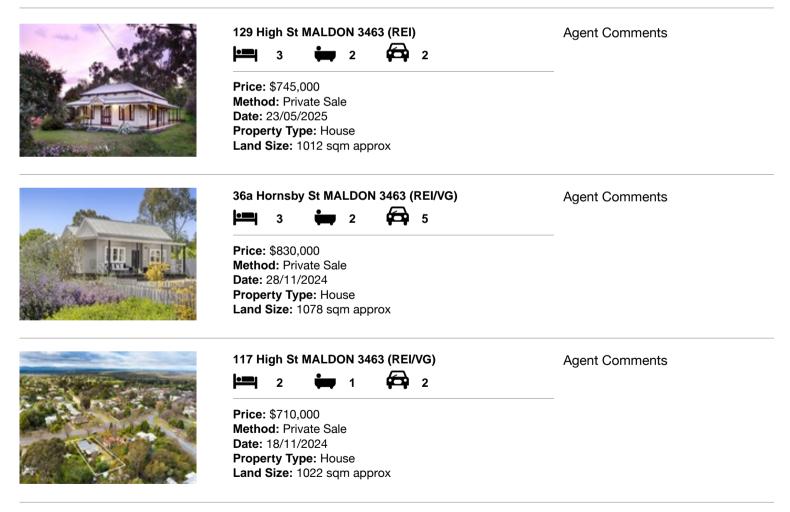




Property Type: House Land Size: 1008 sqm approx Agent Comments Leah Panos 03 5472 1155 0466 878 214 leahpanos@jelliscraig.com.au

Indicative Selling Price \$695,000 - \$745,000 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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