

# 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

14 Church 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 \$695,000 & \$745,000

### 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	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

Leah Panos

03 5472 1155

0466 878 214

leahpanos@jellisrcraig.com.au

**Indicative Selling Price**

\$695,000 - \$745,000

**Median House Price**

Year ending June 2025: \$720,000



 3  2  2

**Property Type:** House

**Land Size:** 1008 sqm approx

**Agent Comments**

## Comparable Properties



**129 High St MALDON 3463 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$745,000

**Method:** Private Sale

**Date:** 23/05/2025

**Property Type:** House

**Land Size:** 1012 sqm approx



**36a Hornsby St MALDON 3463 (REI/VG)**

**Agent Comments**

 3  2  5

**Price:** \$830,000

**Method:** Private Sale

**Date:** 28/11/2024

**Property Type:** House

**Land Size:** 1078 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

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