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	11 Nelson Street, Maldon Vic 3463

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $885,000

Median sale price

Median price $745,000 Property Type House Suburb Maldon

Period - From 01/07/2025 to 30/06/2026 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	8 Parker St MALDON 3463	$860,000	08/10/2025
2	17 Newstead Rd MALDON 3463	$885,000	09/09/2025
3	9 Fountain St MALDON 3463	$860,000	13/08/2025

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: 04/08/2026 14:01

11 Nelson Street, Maldon Vic 3463



2 2 2

Property Type: House
Land Size: 9267.3094 sqm approx

Agent Comments

Indicative Selling Price
$885,000
Median House Price
Year ending June 2026: $745,000

Comparable Properties



8 Parker St MALDON 3463 (REI/VG)

2 2 2

Price: $860,000
Method: Private Sale
Date: 08/10/2025
Property Type: House
Land Size: 1015 sqm approx

Agent Comments



17 Newstead Rd MALDON 3463 (REI/VG)

3 2 4

Price: $885,000
Method: Private Sale
Date: 09/09/2025
Property Type: House
Land Size: 2626 sqm approx

Agent Comments



9 Fountain St MALDON 3463 (REI/VG)

2 1 2

Price: $860,000
Method: Private Sale
Date: 13/08/2025
Property Type: House
Land Size: 1629 sqm approx

Agent Comments

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172

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