

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

30 Lowther Street, Maldon Vic 3463

Indicative selling price

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

Range between \$995,000

&

\$1,094,500

Median sale price

Median price \$190,000

Property Type Vacant land

Suburb Maldon

Period - From 04/08/2024

to

03/08/2025

Source Property Data

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 eighteen 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		
2		
3		

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 eighteen months.~~

This Statement of Information was prepared on:

04/08/2025 13:46

30 Lowther Street, Maldon Vic 3463

Romano Cellante
(03) 9835 1168
0412 100 989
romanoc@rosshunt.com.au

Indicative Selling Price

\$995,000 - \$1,094,500

Median Land Price

04/08/2024 - 03/08/2025: \$190,000



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Property Type: Land
Land Size: 11327 sqm approx
Agent Comments

Comparable Properties

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 eighteen months.

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044