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 and postcode	289 Thompson Road, Maude VIC 3331

Indicative selling price

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

Range between $735,000 & $765,000

Median sale price

Median price $700,000 Property Type House Suburb Maude

Period - From 16/12/2024 to 15/06/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
110 Clarkes Road, Anakie	$882,000	16/12/2024
2178 Ballan Road, Anakie	$542,500	15/04/2025

This Statement of Information was prepared on: 16/06/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.