

# 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

55 Landy Street, Maffra Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$350,000

### Median sale price

Median price \$451,000

Property Type House

Suburb Maffra

Period - From 01/10/2024

to 31/12/2024

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 Knight St MAFFRA 3860	\$341,000	12/12/2024
2	25 Landy St MAFFRA 3860	\$326,000	18/09/2024
3	50 Mcadam St MAFFRA 3860	\$330,000	08/12/2023

**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:

10/02/2025 15:23



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**Rooms:** 6  
**Property Type:** House  
**Land Size:** 947 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$350,000  
**Median House Price**  
December quarter 2024: \$451,000

## Comparable Properties



**8 Knight St MAFFRA 3860 (REI/VG)**

[Agent Comments](#)

3 1 5

**Price:** \$341,000  
**Method:** Private Sale  
**Date:** 12/12/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx



**25 Landy St MAFFRA 3860 (REI)**

[Agent Comments](#)

3 1 2

**Price:** \$326,000  
**Method:** Private Sale  
**Date:** 18/09/2024  
**Property Type:** House  
**Land Size:** 680 sqm approx



**50 Mcadam St MAFFRA 3860 (REI/VG)**

[Agent Comments](#)

3 1 -

**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 08/12/2023  
**Property Type:** House  
**Land Size:** 690 sqm approx

**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800