

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

80 Knight Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$395,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2025

to

31/03/2025

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	100 Powerscourt St MAFFRA 3860	\$385,000	03/10/2024
2	43 Morison St MAFFRA 3860	\$420,000	10/04/2024
3	25 Boisdale St MAFFRA 3860	\$390,000	13/02/2024

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:

08/04/2025 14:50

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Indicative Selling Price
\$395,000

Median House Price
March quarter 2025: \$500,000



Property Type:
Divorce/Estate/Family Transfers
Land Size: 911 sqm approx
Agent Comments

Comparable Properties



100 Powerscourt St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 03/10/2024
Property Type: House
Land Size: 914 sqm approx



43 Morison St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$420,000
Method: Sold Before Auction
Date: 10/04/2024
Property Type: House (Res)
Land Size: 800 sqm approx



25 Boisdale St MAFFRA 3860 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 13/02/2024
Property Type: House (Res)
Land Size: 921 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



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