

# 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

16 Cedarwood Drive, Maffra Vic 3860

### Indicative selling price

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

Single price

\$680,000

### 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	10 Harrison Dr MAFFRA 3860	\$690,000	26/06/2024
2	1 Moon St MAFFRA 3860	\$690,000	22/04/2024
3	39 Merry St MAFFRA 3860	\$677,000	08/11/2023

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:

16/04/2025 14:35



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**Rooms:** 10  
**Property Type:** House  
**Land Size:** 995 sqm approx  
 Agent Comments

**Indicative Selling Price**  
\$680,000

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

## Comparable Properties



**10 Harrison Dr MAFFRA 3860 (REI/VG)**

Agent Comments

 4
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**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 26/06/2024  
**Property Type:** House  
**Land Size:** 932 sqm approx



**1 Moon St MAFFRA 3860 (VG)**

Agent Comments

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**Price:** \$690,000  
**Method:** Sale  
**Date:** 22/04/2024  
**Property Type:** House (Res)  
**Land Size:** 746 sqm approx



**39 Merry St MAFFRA 3860 (REI/VG)**

Agent Comments

 4
  2
  2

**Price:** \$677,000  
**Method:** Private Sale  
**Date:** 08/11/2023  
**Property Type:** House  
**Land Size:** 1016 sqm approx

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