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	16 Cedarwood Drive, Maffra Vic 3860
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$680,000

Median sale price

Median price	\$500,000	Pro	perty 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













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)

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Agent Comments

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



1 Moon St MAFFRA 3860 (VG)

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Agent Comments

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)

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Agent Comments

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





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