Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	17 Thomson Street, 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	\$420,000
Single price	\$420,000

Median sale price

Median price \$480,000	Pro	pperty Type Ho	use	;	Suburb	Maffra
Period - From 01/07/2025	to	30/09/2025	Sou	ırce	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.

Ad	dress of comparable property	Price	Date of sale
1	40 Mcmillan St MAFFRA 3860	\$435,000	30/09/2025
2	29 Knight St MAFFRA 3860	\$440,000	07/08/2025
3	35 Mcmillan St MAFFRA 3860	\$390,000	24/07/2025

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:	05/11/2025 13:31













Property Type:Agent Comments

Indicative Selling Price \$420,000 Median House Price September quarter 2025: \$480,000

Comparable Properties



40 Mcmillan St MAFFRA 3860 (REI/VG)

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Agent Comments

Price: \$435,000 Method: Private Sale Date: 30/09/2025 Property Type: House Land Size: 710 sqm approx



29 Knight St MAFFRA 3860 (VG)

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Price: \$440,000 Method: Sale Date: 07/08/2025

Property Type: House (Res) **Land Size:** 797 sqm approx

Agent Comments



35 Mcmillan St MAFFRA 3860 (REI/VG)

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

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Price: \$390,000 Method: Private Sale Date: 24/07/2025 Property Type: House Land Size: 751 sqm approx

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Agent Comments





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