

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

19 Stratford-maffra Road, Maffra Vic 3860

Indicative selling price

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

Single price \$339,000

Median sale price

Median price \$449,000

Property Type House

Suburb Maffra

Period - From 01/07/2024

to 30/06/2025

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	97 Mcadam St MAFFRA 3860	\$350,000	10/06/2025
2	74 Kent St MAFFRA 3860	\$355,000	01/02/2025
3	14 Stratford Maffra Rd MAFFRA 3860	\$350,000	18/04/2024

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:

19/09/2025 13:55



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3 1 1

Property Type: House
Land Size: 647 sqm approx
Agent Comments

Indicative Selling Price
\$339,000
Median House Price
Year ending June 2025: \$449,000

Comparable Properties



97 Mcadam St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$350,000
Method: Private Sale
Date: 10/06/2025
Property Type: House
Land Size: 744 sqm approx



74 Kent St MAFFRA 3860 (REI/VG)

[Agent Comments](#)

4 1 3

Price: \$355,000
Method: Private Sale
Date: 01/02/2025
Property Type: House
Land Size: 1229 sqm approx



14 Stratford Maffra Rd MAFFRA 3860 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$350,000
Method: Private Sale
Date: 18/04/2024
Property Type: House
Land Size: 1210 sqm approx

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



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