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	19 Stratford-maffra Road, 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 \$350,000

Median sale price

Median price	\$449,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	74 Kent St MAFFRA 3860	\$355,000	01/02/2025
2	109 Mcadam St MAFFRA 3860	\$395,000	13/01/2025
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 comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	28/07/2025 15:15





Ferg Horan 5144 4333 0417 123 162 fhoran@chalmer.com.au

Indicative Selling Price \$350,000 **Median House Price**

Year ending June 2025: \$449,000



Property Type: House (Res)

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



74 Kent St MAFFRA 3860 (REI/VG)

Price: \$355,000 Method: Private Sale Date: 01/02/2025 Property Type: House

Land Size: 1229 sqm approx

Agent Comments

109 Mcadam St MAFFRA 3860 (VG)





Agent Comments

Price: \$395,000 Method: Sale Date: 13/01/2025

Property Type: House (Res) Land Size: 911 sqm approx



14 Stratford Maffra Rd MAFFRA 3860 (REI/VG)

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



Price: \$350,000 Method: Private Sale Date: 18/04/2024 Property Type: House

Land Size: 1210 sqm approx

Agent Comments





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