

# 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](https://consumer.vic.gov.au/underquoting)

Single price \$350,000

### 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	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 comparable properties 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



**Property Type:** House (Res)

**Land Size:** 658 sqm approx

Agent Comments

## Comparable Properties



**74 Kent St MAFFRA 3860 (REI/VG)**

Agent Comments



**Price:** \$355,000

**Method:** Private Sale

**Date:** 01/02/2025

**Property Type:** House

**Land Size:** 1229 sqm approx

**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)**

Agent Comments



**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