

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

24 Gibney Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$739,000

Median sale price

Median price

\$475,000

Property Type

House

Suburb

Maffra

Period - From

01/10/2024

to

30/09/2025

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 Jacobs Dr MAFFRA 3860	\$745,000	03/01/2025
2	17 Jacobs Dr MAFFRA 3860	\$760,000	10/08/2024
3	323 Boisdale St MAFFRA 3860	\$770,000	08/05/2024

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:

29/10/2025 16:45

Brett Glover
5144 4333
0408 384 147
brettg@chalmer.com

Indicative Selling Price
\$739,000

Median House Price

Year ending September 2025: \$475,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



10 Jacobs Dr MAFFRA 3860 (REI/VG)

Agent Comments

4 2 2

Price: \$745,000

Method: Private Sale

Date: 03/01/2025

Property Type: House

Land Size: 894 sqm approx



17 Jacobs Dr MAFFRA 3860 (VG)

Agent Comments

4 - -

Price: \$760,000

Method: Sale

Date: 10/08/2024

Property Type: House (Res)

Land Size: 880 sqm approx



323 Boisdale St MAFFRA 3860 (REI)

Agent Comments

4 2 5

Price: \$770,000

Method: Private Sale

Date: 08/05/2024

Property Type: House

Land Size: 8093.72 sqm approx

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