

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

46 Carpenter Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$425,000

Property Type

House

Suburb

Maffra

Period - From

01/04/2025

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	1 Mclean St MAFFRA 3860	\$490,000	27/03/2025
2	9 Mcadam St MAFFRA 3860	\$479,000	28/02/2025
3	26 Thomson St MAFFRA 3860	\$485,000	07/02/2025

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:

04/08/2025 09:31



3 1 2

Property Type: House
Land Size: 908 sqm approx
Agent Comments

Indicative Selling Price
\$495,000

Median House Price
June quarter 2025: \$425,000

Comparable Properties



1 Mclean St MAFFRA 3860 (REI/VG)

Agent Comments

4 1 4

Price: \$490,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 981 sqm approx



9 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments

4 1 2

Price: \$479,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 926 sqm approx



26 Thomson St MAFFRA 3860 (REI)

Agent Comments

3 1 1

Price: \$485,000
Method: Private Sale
Date: 07/02/2025
Property Type: House
Land Size: 613 sqm approx

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