

## 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 55 King Street, 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 \$325,000

### Median sale price

Median price \$480,000 Property Type House Suburb Maffra  
Period - From 01/07/2025 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	16 Charles St MAFFRA 3860	\$350,000	25/09/2025
2	19 Carpenter St MAFFRA 3860	\$300,000	27/08/2024
3	21 Knight St MAFFRA 3860	\$320,000	26/06/2024

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:

19/12/2025 14:02

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$325,000

**Median House Price**

September quarter 2025: \$480,000

## Comparable Properties

**16 Charles St MAFFRA 3860 (REI/VG)****Price:** \$350,000**Method:** Private Sale**Date:** 25/09/2025**Property Type:** House (Res)**Land Size:** 819.41 sqm approx

Agent Comments

**19 Carpenter St MAFFRA 3860 (REI/VG)****Price:** \$300,000**Method:** Private Sale**Date:** 27/08/2024**Property Type:** House**Land Size:** 877 sqm approx

Agent Comments

**21 Knight St MAFFRA 3860 (REI/VG)****Price:** \$320,000**Method:** Private Sale**Date:** 26/06/2024**Property Type:** House**Land Size:** 797 sqm approx

Agent Comments

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