

# 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

4 Mills Street, 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

\$450,000

### Median sale price

Median price

\$500,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2025

to

31/03/2025

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	6 Alfred St MAFFRA 3860	\$445,000	28/07/2024
2	8 Stratford Rd MAFFRA 3860	\$459,000	30/04/2024
3	8 Merrydale St MAFFRA 3860	\$445,000	29/02/2024

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:

12/05/2025 14:16



**Property Type:** House  
**Land Size:** 1214 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$450,000

**Median House Price**  
March quarter 2025: \$500,000

## Comparable Properties



**6 Alfred St MAFFRA 3860 (REI/VG)**

**Agent Comments**



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 28/07/2024  
**Property Type:** House  
**Land Size:** 1075 sqm approx



**8 Stratford Rd MAFFRA 3860 (REI)**

**Agent Comments**



**Price:** \$459,000  
**Method:** Private Sale  
**Date:** 30/04/2024  
**Property Type:** House



**8 Merrydale St MAFFRA 3860 (REI)**

**Agent Comments**



**Price:** \$445,000  
**Method:** Private Sale  
**Date:** 29/02/2024  
**Property Type:** House  
**Land Size:** 1000 sqm approx

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