

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

40 Mcmillan Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$455,000

Median sale price

Median price

\$445,000

Property Type

House

Suburb

Maffra

Period - From

01/04/2024

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	119 Carpenter St MAFFRA 3860	\$452,000	09/12/2024
2	40 Foster St MAFFRA 3860	\$460,000	06/12/2024
3	61 Boisdale St MAFFRA 3860	\$449,000	16/10/2024

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:

17/06/2025 12:28



Property Type:
Agent Comments

Indicative Selling Price
\$455,000
Median House Price
Year ending March 2025: \$445,000

Comparable Properties



119 Carpenter St MAFFRA 3860 (REI/VG) Agent Comments



Price: \$452,000
Method: Private Sale
Date: 09/12/2024
Property Type: House
Land Size: 915 sqm approx



40 Foster St MAFFRA 3860 (VG) Agent Comments



Price: \$460,000
Method: Sale
Date: 06/12/2024
Property Type: House (Res)
Land Size: 953 sqm approx



61 Boisdale St MAFFRA 3860 (REI/VG) Agent Comments



Price: \$449,000
Method: Private Sale
Date: 16/10/2024
Property Type: House
Land Size: 568 sqm approx