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	40 Mcmillan 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 \$455,000

Median sale price

Median price	\$445,000	Pro	perty 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

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 comparableproperties 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)

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



40 Foster St MAFFRA 3860 (VG)

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Price: \$460,000 Method: Sale Date: 06/12/2024

Property Type: House (Res) Land Size: 953 sqm approx **Agent Comments**



61 Boisdale St MAFFRA 3860 (REI/VG)

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

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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