

# 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

24 Knight 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 \$329,000

### 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 eighteen 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	46 Mcadam St MAFFRA 3860	\$300,000	29/11/2024
2	25 Landy St MAFFRA 3860	\$326,000	18/09/2024
3			

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 eighteen months.~~

This Statement of Information was prepared on:

18/07/2025 13:57



Property Type:  
Agent Comments

Indicative Selling Price  
\$329,000  
Median House Price  
June quarter 2025: \$425,000

Comparable Properties



46 Mcadam St MAFFRA 3860 (REI/VG) Agent Comments



Price: \$300,000  
Method: Private Sale  
Date: 29/11/2024  
Property Type: House  
Land Size: 690 sqm approx



25 Landy St MAFFRA 3860 (REI) Agent Comments



Price: \$326,000  
Method: Private Sale  
Date: 18/09/2024  
Property Type: House  
Land Size: 680 sqm approx

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 eighteen months.