Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 24 Knight Street, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$329,000							
Median sale price								
Median price	\$425,000	Pro	Property Type House			Suburb	Maffra	
Period - From	01/04/2025	to	30/06/2025	So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress 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) 3 1 1 1 1 Price: \$300,000 Method: Private Sale Date: 29/11/2024 Property Type: House Land Size: 690 sqm approx	Agent Comments
25 Landy St MAFFRA 3860 (REI) 3 1 2 Price: \$326,000 Method: Private Sale Date: 18/09/2024 Property Type: House Land Size: 680 sqm approx	Agent Comments

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.

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



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