

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

19 Stratford-maffra Road, Maffra Vic 3860

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$449,000

Property Type House

Suburb Maffra

Period - From 01/07/2024

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 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	74 Kent St MAFFRA 3860	\$355,000	01/02/2025
2	109 Mcadam St MAFFRA 3860	\$395,000	13/01/2025
3	14 Stratford Maffra Rd MAFFRA 3860	\$350,000	18/04/2024

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:

28/07/2025 15:15



Property Type: House (Res)

Land Size: 658 sqm approx

Agent Comments

Comparable Properties



74 Kent St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$355,000

Method: Private Sale

Date: 01/02/2025

Property Type: House

Land Size: 1229 sqm approx

109 Mcadam St MAFFRA 3860 (VG)

Agent Comments



Price: \$395,000

Method: Sale

Date: 13/01/2025

Property Type: House (Res)

Land Size: 911 sqm approx



14 Stratford Maffra Rd MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$350,000

Method: Private Sale

Date: 18/04/2024

Property Type: House

Land Size: 1210 sqm approx

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