

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

55 Carpenter Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$499,000

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	6 Flint Ct MAFFRA 3860	\$500,000	07/03/2025
2	32 Stratford Maffra Rd MAFFRA 3860	\$495,000	05/08/2024
3	26 Henry St MAFFRA 3860	\$500,000	06/07/2024

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 15:08



3 1 2

Property Type: House
Land Size: 808 sqm approx
Agent Comments

Indicative Selling Price
\$499,000
Median House Price
Year ending June 2025: \$449,000

Comparable Properties



6 Flint Ct MAFFRA 3860 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000
Method: Private Sale
Date: 07/03/2025
Property Type: House
Land Size: 933 sqm approx



32 Stratford Maffra Rd MAFFRA 3860 (REI/VG)

Agent Comments

3 2 2

Price: \$495,000
Method: Private Sale
Date: 05/08/2024
Property Type: Townhouse (Single)
Land Size: 530 sqm approx

26 Henry St MAFFRA 3860 (VG)

Agent Comments

3 - -

Price: \$500,000
Method: Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 1015 sqm approx