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

Section 47AF of the Estate Agents Act 1980

REIV

Source

Property offered for sale

Address Including suburb or locality and postcode

3 Boisdale Street, Maffra Vic 3860

Indicative selling price

Period - From 01/04/2025

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single pric	e \$449,500						
Median sale price							
Median price	\$425,000	Property Type	House	Suburb	Maffra		

30/06/2025

Comparable property sales (*Delete A or B below as applicable)

to

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.

Address of comparable property		Price	Date of sale
1	48 Gibney St MAFFRA 3860	\$400,000	06/06/2024
2	96 Boisdale St MAFFRA 3860	\$415,000	12/01/2024
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.

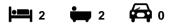
This Statement of Information was prepared on:

09/07/2025 10:08









Property Type: House **Land Size:** 789 sqm approx Agent Comments Indicative Selling Price \$449,500 Median House Price June quarter 2025: \$425,000

Comparable Properties

48 Gibney St MAFFRA 3860 (REI/VG) 2 1 - Price: \$400,000 Method: Private Sale Date: 06/06/2024 Property Type: House Land Size: 960 sqm approx	Agent Comments
96 Boisdale St MAFFRA 3860 (REI/VG) 2 1 2 1 Price: \$415,000 Method: Private Sale Date: 12/01/2024 Property Type: House Land Size: 1012 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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.