

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

3 Boisdale Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$449,500

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	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



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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)

Agent Comments

2 1 -

Price: \$400,000
Method: Private Sale
Date: 06/06/2024
Property Type: House
Land Size: 960 sqm approx



96 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments

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Price: \$415,000
Method: Private Sale
Date: 12/01/2024
Property Type: House
Land Size: 1012 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.