Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	Lot 1 256 Boisdale Street, Maffra Vic 3860

Indicative selling price

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

Single price	$235,000

Median sale price

Median price	$215,000	Property Type	Vacant land	Suburb	Maffra
Period - From	07/01/2025	to	06/01/2026	Source	Property Data

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

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Harrison Dr MAFFRA 3860	$225,000	19/11/2025
2	1 Harrison Dr MAFFRA 3860	$215,000	07/08/2025
3	6 Harrison Dr MAFFRA 3860	$225,000	28/07/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 07/01/2026 13:10

Lot 1 256 Boisdale Street, Maffra Vic 3860



Property Type:
Agent Comments

Indicative Selling Price
$235,000
Median Land Price
07/01/2025 - 06/01/2026: $215,000

Comparable Properties



4 Harrison Dr MAFFRA 3860 (REI/VG)
- - -

Price: $225,000
Method: Private Sale
Date: 19/11/2025
Property Type: Land
Land Size: 934 sqm approx

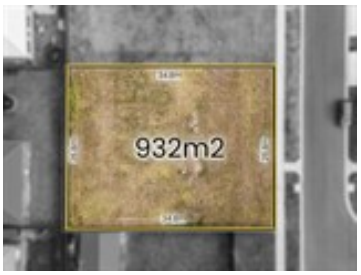
Agent Comments



1 Harrison Dr MAFFRA 3860 (REI/VG)
- - -

Price: $215,000
Method: Private Sale
Date: 07/08/2025
Property Type: Land
Land Size: 800 sqm approx

Agent Comments



6 Harrison Dr MAFFRA 3860 (REI/VG)
- - -

Price: $225,000
Method: Private Sale
Date: 28/07/2025
Property Type: Land
Land Size: 932 sqm approx

Agent Comments

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

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