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	10 Short Street, Maffra Vic 3860

Indicative selling price

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

Single price: $495,000

Median sale price

Median price: $482,500 Property Type: House Suburb: Maffra

Period - From: 18/05/2025 to: 17/05/2026 Source: Property Data

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	52 Gibney St MAFFRA 3860	$519,500	05/05/2026
2	30 Thomson St MAFFRA 3860	$517,000	19/03/2026
3	14 Powerscourt St MAFFRA 3860	$510,000	14/08/2025

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: 18/05/2026 16:42

10 Short Street, Maffra Vic 3860



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Property Type:
Divorce/Estate/Family Transfers
Land Size: 560 sqm approx

Agent Comments

Indicative Selling Price
$495,000
Median House Price
18/05/2025 - 17/05/2026: $482,500

Comparable Properties



52 Gibney St MAFFRA 3860 (REI)

3 1 2

Price: $519,500
Method: Private Sale
Date: 05/05/2026
Property Type: House
Land Size: 975 sqm approx

Agent Comments



30 Thomson St MAFFRA 3860 (VG)

3 - -

Price: $517,000
Method: Sale
Date: 19/03/2026
Property Type: House (Res)
Land Size: 797 sqm approx

Agent Comments



14 Powerscourt St MAFFRA 3860 (REI/VG)

5 2 4

Price: $510,000
Method: Private Sale
Date: 14/08/2025
Property Type: House
Land Size: 1072 sqm approx

Agent Comments

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

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