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	70 Queen Street, Maffra Vic 3860

Indicative selling price

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

Single price $360,000

Median sale price

Median price $440,000 Property Type House Suburb Maffra

Period - From 24/05/2024 to 23/05/2025 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	37 Knight St MAFFRA 3860	$362,500	23/04/2025
2	18 Mills St MAFFRA 3860	$359,500	13/12/2024
3	9 Davis St MAFFRA 3860	$360,000	01/07/2024

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: 24/05/2025 11:24

70 Queen Street, Maffra Vic 3860



3 1 0

Property Type: House
Land Size: 1089 sqm approx

Agent Comments

Indicative Selling Price
$360,000
Median House Price
24/05/2024 - 23/05/2025: $440,000

Comparable Properties



37 Knight St MAFFRA 3860 (REI/VG)

3 1 1

Price: $362,500
Method: Private Sale
Date: 23/04/2025
Property Type: House
Land Size: 464 sqm approx

Agent Comments



18 Mills St MAFFRA 3860 (REI/VG)

3 1 3

Price: $359,500
Method: Private Sale
Date: 13/12/2024
Property Type: House
Land Size: 1229 sqm approx

Agent Comments

9 Davis St MAFFRA 3860 (VG)

3 - -

Price: $360,000
Method: Sale
Date: 01/07/2024
Property Type: House (Res)
Land Size: 848 sqm approx

Agent Comments

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

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