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	32 Sale Road, Maffra Vic 3860

Indicative selling price

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

Single price: $425,000

Median sale price

Median price: $445,000 Property Type: House Suburb: Maffra

Period - From: 01/04/2024 to: 31/03/2025 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 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	57 Alfred St MAFFRA 3860	$430,000	02/10/2024
2	18 George St MAFFRA 3860	$427,000	11/05/2024
3	43 Morison St MAFFRA 3860	$420,000	10/04/2024

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: 17/06/2025 12:10

32 Sale Road, Maffra Vic 3860



3

Property Type: House (Previously Occupied - Detached)
Land Size: 1012 sqm approx

Agent Comments

Indicative Selling Price
$425,000
Median House Price
Year ending March 2025: $445,000

Comparable Properties



57 Alfred St MAFFRA 3860 (VG)

3 - -

Price: $430,000
Method: Sale
Date: 02/10/2024
Property Type: House (Res)
Land Size: 1432 sqm approx

Agent Comments



18 George St MAFFRA 3860 (REI/VG)

3 1 1

Price: $427,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 1010 sqm approx

Agent Comments



43 Morison St MAFFRA 3860 (REI/VG)

3 1 4

Price: $420,000
Method: Sold Before Auction
Date: 10/04/2024
Property Type: House (Res)
Land Size: 800 sqm approx

Agent Comments

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

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