

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

1/2 The Crescent, Maffra Vic 3860

Indicative selling price

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

Single price \$385,000

Median sale price

Median price \$360,000

Property Type Unit

Suburb Maffra

Period - From 16/07/2025

to 15/07/2026

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	3/9 Princess St MAFFRA 3860	\$360,000	28/05/2026
2	2/6 Charles St MAFFRA 3860	\$360,000	29/09/2025
3	1/19 King St MAFFRA 3860	\$380,000	20/06/2025

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:

16/07/2026 14:44



2 1 1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$385,000

Median Unit Price
16/07/2025 - 15/07/2026: \$360,000

Comparable Properties



3/9 Princess St MAFFRA 3860 (REI/VG)

Agent Comments

2 1 2

Price: \$360,000
Method: Private Sale
Date: 28/05/2026
Property Type: Unit
Land Size: 251 sqm approx

2/6 Charles St MAFFRA 3860 (VG)

Agent Comments

2 - -

Price: \$360,000
Method: Sale
Date: 29/09/2025
Property Type: Flat/Unit/Apartment (Res)



1/19 King St MAFFRA 3860 (REI)

Agent Comments

2 1 1

Price: \$380,000
Method: Private Sale
Date: 20/06/2025
Property Type: Unit
Land Size: 176 sqm approx

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