

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

1/37 King Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$310,000

Median sale price

Median price

\$360,000

Property Type

Unit

Suburb

Maffra

Period - From

10/03/2025

to

09/03/2026

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	1/56 Boisdale St MAFFRA 3860	\$320,000	30/06/2025
2	1/19 King St MAFFRA 3860	\$310,000	26/05/2025
3	1/39 Boisdale St MAFFRA 3860	\$300,000	23/12/2024

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:

10/03/2026 10:09



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$310,000

Median Unit Price
10/03/2025 - 09/03/2026: \$360,000

Comparable Properties



1/56 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 30/06/2025
Property Type: Unit



1/19 King St MAFFRA 3860 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 26/05/2025
Property Type: Flat/Unit/Apartment (Res)

1/39 Boisdale St MAFFRA 3860 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 23/12/2024
Property Type: Flat/Unit/Apartment (Res)