

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 Mccubbin Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$560,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2026

to

31/03/2026

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	32 Parkinson St MAFFRA 3860	\$595,000	11/02/2026
2	10 Edward St MAFFRA 3860	\$560,000	04/02/2026
3	30 Henry St MAFFRA 3860	\$599,000	18/12/2024

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:

18/06/2026 14:21



 4
  2
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Rooms: 7

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
\$599,000

Median House Price
March quarter 2026: \$560,000

Comparable Properties



32 Parkinson St MAFFRA 3860 (VG)

Agent Comments

 4
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Price: \$595,000

Method: Sale

Date: 11/02/2026

Property Type: House (Res)

Land Size: 873 sqm approx



10 Edward St MAFFRA 3860 (REI/VG)

Agent Comments

 4
  2
  4

Price: \$560,000

Method: Private Sale

Date: 04/02/2026

Property Type: House (Res)

Land Size: 1001 sqm approx



30 Henry St MAFFRA 3860 (REI/VG)

Agent Comments

 3
  2
  4

Price: \$599,000

Method: Private Sale

Date: 18/12/2024

Property Type: House

Land Size: 1015 sqm approx

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