

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

15 Powerscourt Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$559,000

Median sale price

Median price

\$445,000

Property Type

House

Suburb

Maffra

Period - From

01/10/2025

to

31/12/2025

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	45 Knight St MAFFRA 3860	\$550,000	02/10/2025
2	30 Boisdale St MAFFRA 3860	\$550,000	01/09/2025
3	14 Powerscourt St MAFFRA 3860	\$510,000	14/08/2025

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:

01/04/2026 16:48



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price
\$559,000

Median House Price
December quarter 2025: \$445,000

Comparable Properties



45 Knight St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 02/10/2025
Property Type: House
Land Size: 908 sqm approx



30 Boisdale St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 1009 sqm approx



14 Powerscourt St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 14/08/2025
Property Type: House
Land Size: 1072 sqm approx

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