

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

24 Landy 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

\$439,000

Property Type

House

Suburb

Maffra

Period - From

01/04/2026

to

30/06/2026

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	2 Landy St MAFFRA 3860	\$320,000	10/04/2026
2	17 Knight St MAFFRA 3860	\$310,000	22/01/2026
3	24 Knight St MAFFRA 3860	\$316,000	05/09/2025

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:

26/08/2026 13:13



Property Type: House (Previously Occupied - Detached)
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$310,000
Median House Price
June quarter 2026: \$439,000

Comparable Properties



2 Landy St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 10/04/2026
Property Type: House
Land Size: 643 sqm approx

17 Knight St MAFFRA 3860 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 22/01/2026
Property Type: House (Res)
Land Size: 690 sqm approx



24 Knight St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$316,000
Method: Private Sale
Date: 05/09/2025
Property Type: House
Land Size: 697 sqm approx

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