

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

3 Carpenter Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Maffra

Period - From

01/07/2025

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	111a Carpenter St MAFFRA 3860	\$557,000	02/06/2026
2	54 Princess St MAFFRA 3860	\$557,500	24/02/2026
3	38 Edward St MAFFRA 3860	\$521,000	12/02/2026

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:

03/08/2026 15:12



Property Type: House (Previously Occupied - Detached)
Land Size: 685 sqm approx
Agent Comments

Indicative Selling Price
\$550,000

Median House Price
Year ending June 2026: \$485,000

Comparable Properties



111a Carpenter St MAFFRA 3860 (VG)

Agent Comments



Price: \$557,000
Method: Sale
Date: 02/06/2026
Property Type: House (Res)
Land Size: 914 sqm approx



54 Princess St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$557,500
Method: Private Sale
Date: 24/02/2026
Property Type: House
Land Size: 660 sqm approx



38 Edward St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$521,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 1012 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690