

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

55 Mcadam Street, Maffra Vic 3860

Indicative selling price

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

Range between \$265,000

&

\$285,000

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	7 Munro St MAFFRA 3860	\$270,000	16/05/2025
2	52 Carpenter St MAFFRA 3860	\$280,000	05/02/2025
3	46 Mcadam St MAFFRA 3860	\$300,000	29/11/2024

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:

08/04/2026 15:56



Rooms: 6

Property Type: House

Land Size: 917 sqm approx

Agent Comments

Comparable Properties



7 Munro St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$270,000

Method: Private Sale

Date: 16/05/2025

Property Type: House

Land Size: 576 sqm approx



52 Carpenter St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$280,000

Method: Private Sale

Date: 05/02/2025

Property Type: House

Land Size: 911 sqm approx



46 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 29/11/2024

Property Type: House

Land Size: 690 sqm approx

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