

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

62 Queen Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$349,000

Median sale price

Median price

\$472,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2025

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	6 Mills St MAFFRA 3860	\$325,000	05/12/2025
2	84 Queen St MAFFRA 3860	\$400,000	07/08/2025
3	70 Queen St MAFFRA 3860	\$355,000	31/05/2025

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:

16/03/2026 11:24

Ferg Horan

5144 4333

0417 123 162

fhoran@chalmer.com.au

Indicative Selling Price

\$349,000

Median House Price

Year ending December 2025: \$472,000



3 1 1

Property Type: House (Res)

Agent Comments

Comparable Properties



6 Mills St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 2

Price: \$325,000

Method: Private Sale

Date: 05/12/2025

Property Type: House

Land Size: 1214 sqm approx



84 Queen St MAFFRA 3860 (VG)

Agent Comments

3 - -

Price: \$400,000

Method: Sale

Date: 07/08/2025

Property Type: House - Attached House N.E.C.

Land Size: 460 sqm approx



70 Queen St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 -

Price: \$355,000

Method: Private Sale

Date: 31/05/2025

Property Type: House

Land Size: 1089 sqm approx

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