

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

7 Morison Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$599,990

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	25 Morison St MAFFRA 3860	\$555,000	25/03/2026
2	39 Cedarwood Dr MAFFRA 3860	\$575,000	18/09/2025
3	39 King St MAFFRA 3860	\$590,000	09/07/2025

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:

07/05/2026 14:12



3 2 5

Rooms: 6
Property Type: House
Land Size: 798 sqm approx
Agent Comments

Indicative Selling Price
\$599,990
Median House Price
March quarter 2026: \$560,000

Comparable Properties



25 Morison St MAFFRA 3860 (REI)

Agent Comments

4 2 4

Price: \$555,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 806 sqm approx



39 Cedarwood Dr MAFFRA 3860 (REI/VG)

Agent Comments

4 2 4

Price: \$575,000
Method: Private Sale
Date: 18/09/2025
Property Type: House
Land Size: 976 sqm approx



39 King St MAFFRA 3860 (REI/VG)

Agent Comments

4 2 2

Price: \$590,000
Method: Private Sale
Date: 09/07/2025
Property Type: House
Land Size: 1012 sqm approx