

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 and postcode 79 Carpenter Street, Maffra, VIC 3860

Indicative selling price

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

Single Price \$460,000

Median sale price

Median price \$498,000 Property Type House Suburb Maffra (3860)

Period - From 01/04/2028 to 30/06/2028 Source REIV

Comparable property sales

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
92 MCADAM STREET, MAFFRA VIC 3860	\$445,000	23/07/2026
43 THOMSON STREET, MAFFRA VIC 3860	\$472,500	29/07/2026
2 MCADAM STREET, MAFFRA VIC 3860	\$445,000	10/02/2026

This Statement of Information was prepared on: 22/08/2026