

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

9 Knight Street, Maffra Vic 3860

Indicative selling price

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

Single price \$330,000

Median sale price

Median price \$439,000

Property Type House

Suburb Maffra

Period - From 01/04/2026

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	17 Knight St MAFFRA 3860	\$310,000	22/01/2026
2	19 Stratford Maffra Rd MAFFRA 3860	\$332,500	21/10/2025
3	24 Knight St MAFFRA 3860	\$316,000	05/09/2025

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:

26/08/2026 09:22



Property Type:
Agent Comments

Indicative Selling Price
\$330,000
Median House Price
June quarter 2026: \$439,000

Comparable Properties

17 Knight St MAFFRA 3860 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 22/01/2026
Property Type: House (Res)
Land Size: 690 sqm approx



19 Stratford Maffra Rd MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$332,500
Method: Private Sale
Date: 21/10/2025
Property Type: House
Land Size: 647 sqm approx



24 Knight St MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$316,000
Method: Private Sale
Date: 05/09/2025
Property Type: House
Land Size: 697 sqm approx