

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

95 Mcadam Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$495,000

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	10 Short St MAFFRA 3860	\$487,500	16/06/2026
2	55 Carpenter St MAFFRA 3860	\$485,000	29/10/2025
3	46 Carpenter St MAFFRA 3860	\$485,000	06/10/2025

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:

11/09/2026 15:59



3 1 0

Rooms: 5
Property Type: House
Land Size: 908 sqm approx
Agent Comments

Indicative Selling Price
\$495,000

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

Comparable Properties



10 Short St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 1

Price: \$487,500
Method: Private Sale
Date: 16/06/2026
Property Type: House
Land Size: 560 sqm approx



55 Carpenter St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 2

Price: \$485,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 808 sqm approx



46 Carpenter St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 2

Price: \$485,000
Method: Private Sale
Date: 06/10/2025
Property Type: House
Land Size: 911 sqm approx

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