

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 7 Moon Street, Maffra, VIC 3860

Indicative selling price

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

Single Price \$699,000

Median sale price

Median price \$480,000 Property Type House Suburb Sale (3850)

Period - From 01/01/2026 to 31/03/2026 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
64 WIGGINS AVENUE, MAFFRA VIC 3860	\$710,000	09/01/2026
29 PARKINSON STREET, MAFFRA VIC 3860	\$685,000	15/09/2025
14 MERRYDALE STREET, MAFFRA VIC 3860	\$665,000	12/12/2025

This Statement of Information was prepared on: 14/04/2026