

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

27 Pearson Street, Maffra Vic 3860

Indicative selling price

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

Range between \$400,000 & \$430,000

Median sale price

Median price \$470,000 Property Type House Suburb Maffra

Period - From 15/01/2025 to 14/01/2026 Source Property Data

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	12 Princess St MAFFRA 3860	\$445,000	22/12/2025
2	1/82 Queen St MAFFRA 3860	\$425,000	28/10/2024
3	5b Boisdale St MAFFRA 3860	\$450,000	14/10/2024

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:

15/01/2026 09:29



3 1 1

Rooms: 6
Property Type: House
Land Size: 341 sqm approx
 Agent Comments

Indicative Selling Price
 \$400,000 - \$430,000
Median House Price
 15/01/2025 - 14/01/2026: \$470,000

Comparable Properties



12 Princess St MAFFRA 3860 (REI)

Agent Comments

3 2 2

Price: \$445,000
Method: Private Sale
Date: 22/12/2025
Property Type: House
Land Size: 675 sqm approx



1/82 Queen St MAFFRA 3860 (REI)

Agent Comments

3 1 2

Price: \$425,000
Method: Private Sale
Date: 28/10/2024
Property Type: Unit
Land Size: 377 sqm approx

5b Boisdale St MAFFRA 3860 (VG)

Agent Comments

3 - -

Price: \$450,000
Method: Sale
Date: 14/10/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800