

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

52 Gibney Street, Maffra Vic 3860

Indicative selling price

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

Single price \$525,000

Median sale price

Median price \$445,000

Property Type House

Suburb Maffra

Period - From 01/10/2025

to 31/12/2025

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	38 Edward St MAFFRA 3860	\$521,000	12/02/2026
2	46 Carpenter St MAFFRA 3860	\$485,000	06/10/2025
3	1 Mclean St MAFFRA 3860	\$490,000	27/03/2025

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:

31/03/2026 12:53



 3  1  2

Rooms: 6
Property Type: House
Land Size: 2241 sqm approx
 Agent Comments

Indicative Selling Price
 \$525,000
Median House Price
 December quarter 2025: \$445,000

Comparable Properties



38 Edward St MAFFRA 3860 (REI/VG)

Agent Comments

 3  2  2

Price: \$521,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 1012 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



1 Mclean St MAFFRA 3860 (REI/VG)

Agent Comments

 4  1  4

Price: \$490,000
Method: Private Sale
Date: 27/03/2025
Property Type: House
Land Size: 981 sqm approx

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