

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 18 Morison Street, Maffra, VIC 3860

Indicative selling price

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

Single Price \$745,000

Median sale price

Median price \$472,000 Property Type House Suburb Maffra (2630)

Period - From 01/10/2025 to 31/12/2025 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
24 GIBNEY STREET, MAFFRA VIC 3860	\$730,000	16/02/2026
29 PARKINSON STREET, MAFFRA VIC 3860	\$685,000	15/09/2025
10 JACOBS DRIVE, MAFFRA VIC 3860	\$745,000	03/01/2025

This Statement of Information was prepared on: 14/03/2026