

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

Lot 2 256 Boisdale Street, Maffra Vic 3860

Indicative selling price

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

Single price \$235,000

Median sale price

Median price \$215,000

Property Type Vacant land

Suburb Maffra

Period - From 07/01/2025

to 06/01/2026

Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	4 Harrison Dr MAFFRA 3860	\$225,000	19/11/2025
2	1 Harrison Dr MAFFRA 3860	\$215,000	07/08/2025
3	6 Harrison Dr MAFFRA 3860	\$225,000	28/07/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

07/01/2026 13:38



Property Type:
Agent Comments

Indicative Selling Price
\$235,000
Median Land Price
07/01/2025 - 06/01/2026: \$215,000

Comparable Properties



4 Harrison Dr MAFFRA 3860 (REI/VG) Agent Comments



Price: \$225,000
Method: Private Sale
Date: 19/11/2025
Property Type: Land
Land Size: 934 sqm approx



1 Harrison Dr MAFFRA 3860 (REI/VG) Agent Comments



Price: \$215,000
Method: Private Sale
Date: 07/08/2025
Property Type: Land
Land Size: 800 sqm approx



6 Harrison Dr MAFFRA 3860 (REI/VG) Agent Comments



Price: \$225,000
Method: Private Sale
Date: 28/07/2025
Property Type: Land
Land Size: 932 sqm approx