

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

92 Mcadam Street, Maffra Vic 3860

Indicative selling price

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

Single price

\$435,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Maffra

Period - From

01/07/2025

to

30/06/2026

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	2 Mcadam St MAFFRA 3860	\$445,000	10/02/2026
2	7 Mcadam St MAFFRA 3860	\$441,500	29/10/2025
3	53 Mcadam St MAFFRA 3860	\$460,000	17/06/2025

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:

06/07/2026 12:33



3 1 1

Property Type: House

Land Size: 892 sqm approx

Agent Comments

Comparable Properties



2 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments

3 1 -

Price: \$445,000

Method: Private Sale

Date: 10/02/2026

Property Type: House

Land Size: 1070 sqm approx



7 Mcadam St MAFFRA 3860 (VG)

Agent Comments

3 - -

Price: \$441,500

Method: Sale

Date: 29/10/2025

Property Type: House (Res)

Land Size: 926 sqm approx



53 Mcadam St MAFFRA 3860 (REI/VG)

Agent Comments

5 2 5

Price: \$460,000

Method: Private Sale

Date: 17/06/2025

Property Type: House

Land Size: 910 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690