

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

5 Cedarwood Drive, Maffra Vic 3860

Indicative selling price

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

Single price

\$729,950

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Maffra

Period - From

01/09/2025

to

31/08/2026

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	13 Hammond Dr MAFFRA 3860	\$745,000	22/05/2026
2	19 Edward St MAFFRA 3860	\$720,000	19/02/2026
3	24 Gibney St MAFFRA 3860	\$730,000	16/02/2026

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:

01/09/2026 18:08



 5  2  4

Property Type: House
Land Size: 974 sqm approx
Agent Comments

Indicative Selling Price

\$729,950

Median House Price

01/09/2025 - 31/08/2026: \$485,000

Comparable Properties



13 Hammond Dr MAFFRA 3860 (REI/VG)

Agent Comments

 4  2  6

Price: \$745,000
Method: Private Sale
Date: 22/05/2026
Property Type: House
Land Size: 932 sqm approx



19 Edward St MAFFRA 3860 (VG)

Agent Comments

 3  -  -

Price: \$720,000
Method: Sale
Date: 19/02/2026
Property Type: House (Res)
Land Size: 974 sqm approx



24 Gibney St MAFFRA 3860 (REI/VG)

Agent Comments

 4  3  4

Price: \$730,000
Method: Private Sale
Date: 16/02/2026
Property Type: House
Land Size: 1302 sqm approx

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