

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

10 Hillcrest Drive, Maffra Vic 3860

Indicative selling price

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

Single price

\$790,000

Median sale price

Median price

\$560,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2026

to

31/03/2026

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 Moon St MAFFRA 3860	\$790,000	03/03/2026
2	5 Jacobs Dr MAFFRA 3860	\$795,000	31/10/2025
3	17 Hillcrest Dr MAFFRA 3860	\$780,000	11/09/2025

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:

22/05/2026 15:04



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Property Type: House
Agent Comments

Indicative Selling Price
\$790,000
Median House Price
March quarter 2026: \$560,000

Comparable Properties



2 Moon St MAFFRA 3860 (REI/VG)

Agent Comments

4 2 4

Price: \$790,000
Method: Private Sale
Date: 03/03/2026
Property Type: House
Land Size: 950 sqm approx



5 Jacobs Dr MAFFRA 3860 (REI/VG)

Agent Comments

4 2 8

Price: \$795,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 909 sqm approx



17 Hillcrest Dr MAFFRA 3860 (REI/VG)

Agent Comments

4 2 5

Price: \$780,000
Method: Private Sale
Date: 11/09/2025
Property Type: House
Land Size: 879 sqm approx

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