### 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	

#### Indicative selling price

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

Single price \$250,000

#### Median sale price

Median price	\$215,000	Pro	perty Type	Vacant land		Suburb	Maffra
Period - From	21/10/2024	to	20/10/2025		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

Address of comparable property		Price	Date of sale
1	1 Harrison Dr MAFFRA 3860	\$215,000	07/08/2025
2	6 Harrison Dr MAFFRA 3860	\$225,000	28/07/2025
3	46 Wiggins Av MAFFRA 3860	\$220,000	11/07/2025

#### OR

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

This Statement of Information was prepared on:	21/10/2025 08:31









**Indicative Selling Price** \$250,000 **Median Land Price** 21/10/2024 - 20/10/2025: \$215,000

# Comparable Properties



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)

Price: \$225,000

Method: Private Sale

**Agent Comments** 

Date: 28/07/2025 Property Type: Land Land Size: 932 sqm approx



46 Wiggins Av MAFFRA 3860 (VG)

Price: \$220,000 Method: Sale Date: 11/07/2025 Property Type: Land Land Size: 830 sqm approx **Agent Comments** 

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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