

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

11 Wiggins Avenue, Maffra Vic 3860

Indicative selling price

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

Single price

\$245,000

Median sale price

Median price

\$215,000

Property Type

Vacant land

Suburb

Maffra

Period - From

22/12/2024

to

21/12/2025

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 | 4 Harrison Dr MAFFRA 3860 | \$225,000 | 19/11/2025 |
| 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 comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

22/12/2025 16:29



Property Type: Land
Land Size: 916 sqm approx
Agent Comments

Indicative Selling Price
\$245,000
Median Land Price
22/12/2024 - 21/12/2025: \$215,000

Comparable Properties

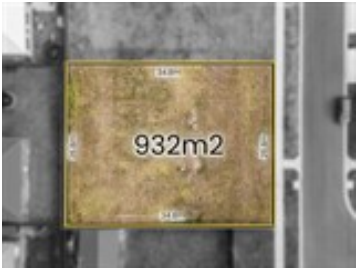


4 Harrison Dr MAFFRA 3860 (REI)

Agent Comments



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



46 Wiggins Av MAFFRA 3860 (VG)

Agent Comments



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