## 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	11 Wiggins Avenue, Maffra Vic 3860
Including suburb or	
locality and postcode	

#### 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	Pro	operty Type Va	cant land	Suburb	Maffra
Period - From 22/12/2024	to	21/12/2025	Soui	rce Propert	ty 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

932m2

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)

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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