

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

13 Hillcrest Drive, Maffra Vic 3860

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Maffra

Period - From

01/01/2025

to

31/03/2025

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	40 Cedarwood Dr MAFFRA 3860	\$650,000	04/04/2024
2	20 Charles St MAFFRA 3860	\$640,000	14/02/2024
3	28 Edward St MAFFRA 3860	\$650,000	10/10/2023

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:

10/04/2025 09:54



4 2 2

Rooms: 7

Property Type: House

Land Size: 892 sqm approx

Agent Comments

Indicative Selling Price

\$640,000

Median House Price

March quarter 2025: \$500,000

Comparable Properties



40 Cedarwood Dr MAFFRA 3860 (VG)

Agent Comments

4 - -

Price: \$650,000

Method: Sale

Date: 04/04/2024

Property Type: House (Res)

Land Size: 800 sqm approx



20 Charles St MAFFRA 3860 (REI/VG)

Agent Comments

4 2 2

Price: \$640,000

Method: Private Sale

Date: 14/02/2024

Property Type: House

Land Size: 988 sqm approx



28 Edward St MAFFRA 3860 (VG)

Agent Comments

4 - -

Price: \$650,000

Method: Sale

Date: 10/10/2023

Property Type: House (Res)

Land Size: 1011 sqm approx

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