

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

63 Wiggins Avenue, Maffra Vic 3860

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

Property Type

Vacant land

Suburb

Maffra

Period - From

19/02/2025

to

18/02/2026

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	10 Hulse Pl MAFFRA 3860	\$240,000	29/01/2026
2	4 Harrison Dr MAFFRA 3860	\$225,000	19/11/2025
3	54 Wiggins Av MAFFRA 3860	\$250,000	01/11/2024

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:

19/02/2026 11:05



Property Type:
Agent Comments

Indicative Selling Price
\$250,000

Median Land Price
19/02/2025 - 18/02/2026: \$215,000

Comparable Properties



10 Hulse PI MAFFRA 3860 (REI)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 29/01/2026
Property Type: Land
Land Size: 880 sqm approx



4 Harrison Dr MAFFRA 3860 (REI/VG)

Agent Comments



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

54 Wiggins Av MAFFRA 3860 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 01/11/2024
Property Type: Land
Land Size: 1038 sqm approx

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