Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered f	or sale
-----------------	-----------	---------

Address	64 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	\$720,000
Single price	\$720,000

Median sale price

Median price	\$480,000	Pro	perty Type	House		Suburb	Maffra
Period - From	01/07/2025	to	30/09/2025		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 lasteighteen 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	10 Jacobs Dr MAFFRA 3860	\$745,000	03/01/2025
2	3 Daly St MAFFRA 3860	\$725,000	20/08/2024
3			

OR

В* 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 eighteen months.

This Statement of Information was prepared on:	12/11/2025 10:53













Property Type: Land Land Size: 851 sqm approx

Agent Comments

Indicative Selling Price \$720,000 **Median House Price**

September quarter 2025: \$480,000

Comparable Properties



10 Jacobs Dr MAFFRA 3860 (REI/VG)

Agent Comments

Price: \$745.000 Method: Private Sale Date: 03/01/2025 Property Type: House Land Size: 894 sqm approx



3 Daly St MAFFRA 3860 (REI/VG)

Price: \$725,000 Method: Private Sale



Agent Comments

Date: 20/08/2024 Property Type: House Land Size: 854 sqm approx

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 eighteen months.

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



