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	79 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 \$215,000

Median sale price

Median price \$215,000	Pro	operty Type Va	cant land	Suburb	Maffra
Period - From 23/09/2024	to	22/09/2025	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	1 Harrison Dr MAFFRA 3860	\$215,000	07/08/2025
2	8 French CI MAFFRA 3860	\$215,000	04/06/2025
3	64 Wiggins Av MAFFRA 3860	\$215,000	18/02/2025

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:	23/09/2025 15:02













Property Type: Agent Comments

Indicative Selling Price \$215,000 **Median Land Price** 23/09/2024 - 22/09/2025: \$215,000

Comparable Properties



1 Harrison Dr MAFFRA 3860 (REI/VG)





Agent Comments

Price: \$215.000 Method: Private Sale Date: 07/08/2025 Property Type: Land

Land Size: 800 sqm approx

8 French CI MAFFRA 3860 (VG)







Agent Comments

Price: \$215,000 Method: Sale Date: 04/06/2025 Property Type: Land Land Size: 830 sqm approx

64 Wiggins Av MAFFRA 3860 (VG)



Agent Comments

Price: \$215,000 Method: Sale Date: 18/02/2025 Property Type: Land Land Size: 851 sqm approx

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





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