

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

3 Honey Court, Maffra Vic 3860

Indicative selling price

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

Single price

\$210,000

Median sale price

Median price

\$215,500

Property Type

Vacant land

Suburb

Maffra

Period - From

31/03/2025

to

30/03/2026

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.

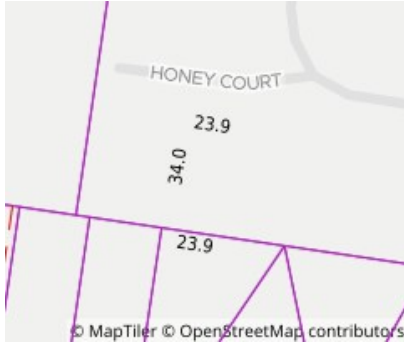
	Address of comparable property	Price	Date of sale
1	4 French CI MAFFRA 3860	\$210,000	26/02/2026
2	46 Wiggins Av MAFFRA 3860	\$220,000	11/07/2025
3	5 Honey Ct MAFFRA 3860	\$206,000	09/04/2025

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:

31/03/2026 12:31



Property Type: Land
Land Size: 816 sqm approx
Agent Comments

Indicative Selling Price
\$210,000
Median Land Price
31/03/2025 - 30/03/2026: \$215,500

Comparable Properties



4 French CI MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$210,000
Method: Private Sale
Date: 26/02/2026
Property Type: Land
Land Size: 830 sqm approx



46 Wiggins Av MAFFRA 3860 (VG)

Agent Comments



Price: \$220,000
Method: Sale
Date: 11/07/2025
Property Type: Land
Land Size: 830 sqm approx



5 Honey Ct MAFFRA 3860 (REI/VG)

Agent Comments



Price: \$206,000
Method: Private Sale
Date: 09/04/2025
Property Type: Land
Land Size: 821 sqm approx

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