

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

33 Wiggins Avenue, Maffra Vic 3860

Indicative selling price

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

Single price

\$710,000

Median sale price

Median price

\$439,000

Property Type

House

Suburb

Maffra

Period - From

01/04/2026

to

30/06/2026

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	10 Cedarwood Dr MAFFRA 3860	\$680,000	17/04/2026
2	64 Wiggins Av MAFFRA 3860	\$710,000	09/01/2026
3	18 Hillcrest Dr MAFFRA 3860	\$685,000	20/06/2025

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:

21/08/2026 16:37



 4  2  2

Property Type: Land
Land Size: 934 sqm approx
Agent Comments

Indicative Selling Price
\$710,000
Median House Price
June quarter 2026: \$439,000

Comparable Properties



10 Cedarwood Dr MAFFRA 3860 (REI/VG)

Agent Comments

 4  2  4

Price: \$680,000
Method: Private Sale
Date: 17/04/2026
Property Type: House
Land Size: 998 sqm approx



64 Wiggins Av MAFFRA 3860 (REI/VG)

Agent Comments

 4  2  2

Price: \$710,000
Method: Private Sale
Date: 09/01/2026
Property Type: House
Land Size: 850 sqm approx



18 Hillcrest Dr MAFFRA 3860 (REI)

Agent Comments

 4  2  4

Price: \$685,000
Method: Private Sale
Date: 20/06/2025
Property Type: House
Land Size: 861 sqm approx

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