

# 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

10 Hillcrest Drive, Maffra Vic 3860

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$790,000

### Median sale price

Median price \$560,000

Property Type House

Suburb Maffra

Period - From 01/01/2026

to 31/03/2026

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	2 Moon St MAFFRA 3860	\$790,000	03/03/2026
2	5 Jacobs Dr MAFFRA 3860	\$795,000	31/10/2025
3	17 Hillcrest Dr MAFFRA 3860	\$780,000	11/09/2025

**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:

22/05/2026 15:04



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**Property Type:** House  
Agent Comments

**Indicative Selling Price**  
\$790,000  
**Median House Price**  
March quarter 2026: \$560,000

## Comparable Properties



**2 Moon St MAFFRA 3860 (REI/VG)**

Agent Comments

 4    2    4

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 03/03/2026  
**Property Type:** House  
**Land Size:** 950 sqm approx



**5 Jacobs Dr MAFFRA 3860 (REI/VG)**

Agent Comments

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**Price:** \$795,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** House  
**Land Size:** 909 sqm approx



**17 Hillcrest Dr MAFFRA 3860 (REI/VG)**

Agent Comments

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**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 11/09/2025  
**Property Type:** House  
**Land Size:** 879 sqm approx

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