

# 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

63 Wiggins Avenue, 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 \$250,000

### Median sale price

Median price \$215,000

Property Type Vacant land

Suburb Maffra

Period - From 19/02/2025

to 18/02/2026

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	10 Hulse PI MAFFRA 3860	\$240,000	29/01/2026
2	4 Harrison Dr MAFFRA 3860	\$225,000	19/11/2025
3	54 Wiggins Av MAFFRA 3860	\$250,000	01/11/2024

**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:

19/02/2026 11:05



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$250,000  
**Median Land Price**  
19/02/2025 - 18/02/2026: \$215,000

## Comparable Properties



**10 Hulse PI MAFFRA 3860 (REI)**

Agent Comments



**Price:** \$240,000  
**Method:** Private Sale  
**Date:** 29/01/2026  
**Property Type:** Land  
**Land Size:** 880 sqm approx



**4 Harrison Dr MAFFRA 3860 (REI/VG)**

Agent Comments



**Price:** \$225,000  
**Method:** Private Sale  
**Date:** 19/11/2025  
**Property Type:** Land  
**Land Size:** 934 sqm approx

**54 Wiggins Av MAFFRA 3860 (VG)**

Agent Comments



**Price:** \$250,000  
**Method:** Sale  
**Date:** 01/11/2024  
**Property Type:** Land  
**Land Size:** 1038 sqm approx

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