

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

13 Hammond Drive, Maffra Vic 3860

Indicative selling price

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

Single price \$780,000

Median sale price

Median price \$445,000

Property Type House

Suburb Maffra

Period - From 01/10/2025

to 31/12/2025

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:

07/04/2026 12:00



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Property Type: Land
Land Size: 932 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$780,000
Median House Price
December quarter 2025: \$445,000

Comparable Properties



2 Moon St MAFFRA 3860 (REI)

[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](#)

 4  2  8

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](#)

 4  2  5

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