Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	10 Hulse Pl, Maffra Vic 3860

Indicative selling price

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

Single price $250,000

Median sale price

Median price $215,000 Property Type Vacant land Suburb Maffra

Period - From 21/10/2024 to 20/10/2025 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1 Harrison Dr MAFFRA 3860	$215,000	07/08/2025
2	6 Harrison Dr MAFFRA 3860	$225,000	28/07/2025
3	46 Wiggins Av MAFFRA 3860	$220,000	11/07/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/10/2025 08:31

10 Hulse Pl, Maffra Vic 3860



Property Type:
Agent Comments

Indicative Selling Price
$250,000
Median Land Price
21/10/2024 - 20/10/2025: $215,000

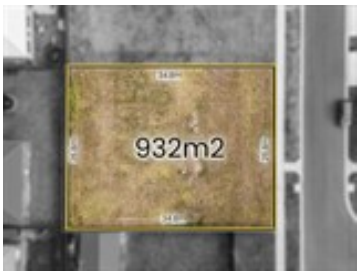
Comparable Properties



1 Harrison Dr MAFFRA 3860 (REI/VG)
- - -

Price: $215,000
Method: Private Sale
Date: 07/08/2025
Property Type: Land
Land Size: 800 sqm approx

Agent Comments



6 Harrison Dr MAFFRA 3860 (REI/VG)
- - -

Price: $225,000
Method: Private Sale
Date: 28/07/2025
Property Type: Land
Land Size: 932 sqm approx

Agent Comments



46 Wiggins Av MAFFRA 3860 (VG)
- - -

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

Agent Comments

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

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