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	14/13 STEEL STREET HEALESVILLE VIC 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$450,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,875	Property type	Unit	Suburb	Healesville
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
10/13 STEEL STREET HEALESVILLE VIC 3777	$450,000	30-May-25
15/13 STEEL STREET HEALESVILLE VIC 3777	$415,000	28-Mar-25

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 6 months.

This Statement of Information was prepared on: 16 September 2025

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10/13 STEEL STREET HEALESVILLE VIC 3777

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Sold Price **$450,000** Sold Date **30-May-25**

Distance **0km**



15/13 STEEL STREET HEALESVILLE VIC 3777

2 1 1

Sold Price **$415,000** Sold Date **28-Mar-25**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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