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	23 Gordon Street, Heyfield Vic 3858

Indicative selling price

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

Single price $495,000

Median sale price

Median price $425,000 Property Type House Suburb Heyfield

Period - From 01/10/2024 to 30/09/2025 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	44 Macfarlane St HEYFIELD 3858	$470,000	25/03/2025
2	25 Gordon St HEYFIELD 3858	$468,000	03/03/2025
3	3809 Traralgon Maffra Rd HEYFIELD 3858	$460,000	28/10/2024

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: 06/01/2026 09:49

23 Gordon Street, Heyfield Vic 3858



Property Type:
Agent Comments

Indicative Selling Price
$495,000
Median House Price
Year ending September 2025: $425,000

Comparable Properties



44 Macfarlane St HEYFIELD 3858 (REI/VG)

3 | 1 | 1

Price: $470,000
Method: Private Sale
Date: 25/03/2025
Property Type: House
Land Size: 600 sqm approx

Agent Comments



25 Gordon St HEYFIELD 3858 (REI/VG)

3 | 2 | 2

Price: $468,000
Method: Private Sale
Date: 03/03/2025
Property Type: House
Land Size: 581 sqm approx

Agent Comments



3809 Traralgon Maffra Rd HEYFIELD 3858 (REI)

3 | 1 | 1

Price: $460,000
Method: Private Sale
Date: 28/10/2024
Property Type: Lifestyle Property (Rur)
Land Size: 8525 sqm approx

Agent Comments

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

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