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<br>Including suburb or locality and postcode | 13 Mary 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 $429,000 Property Type House Suburb Heyfield

Period - From 01/07/2025 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 eighteen 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 | 25 Gordon St HEYFIELD 3858 | $468,000 | 03/03/2025 |
| 2 | 18 Anderson St HEYFIELD 3858 | $460,000 | 18/02/2025 |
| 3 | | | |

**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 eighteen months.

This Statement of Information was prepared on: 06/11/2025 13:07

13 Mary Street, Heyfield Vic 3858



3 2 4

**Property Type:** House
**Land Size:** 1619 sqm approx

Agent Comments

**Indicative Selling Price**
$495,000
**Median House Price**
September quarter 2025: $429,000

# Comparable Properties



**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



**18 Anderson St HEYFIELD 3858 (REI/VG)**

3 1 3

**Price:** $460,000
**Method:** Private Sale
**Date:** 18/02/2025
**Property Type:** House
**Land Size:** 2102 sqm approx

Agent Comments

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 eighteen months.

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

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