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	56 Firebrace Road, Heyfield Vic 3858

Indicative selling price

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

Single price $395,000

Median sale price

Median price $465,000 Property Type House Suburb Heyfield

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	27 Mills St HEYFIELD 3858	$400,000	29/01/2026
2	59 Bruce St HEYFIELD 3858	$400,000	19/01/2026
3	3 Licola Rd HEYFIELD 3858	$398,000	15/12/2025

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: 09/02/2026 17:10

56 Firebrace Road, Heyfield Vic 3858



3

Property Type: House (Res)
Land Size: 733 sqm approx

Agent Comments

Indicative Selling Price
$395,000
Median House Price
December quarter 2025: $465,000

Comparable Properties



27 Mills St HEYFIELD 3858 (REI)

3 1 1

Price: $400,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 567 sqm approx

Agent Comments



59 Bruce St HEYFIELD 3858 (REI)

3 1 4

Price: $400,000
Method: Private Sale
Date: 19/01/2026
Property Type: House
Land Size: 828 sqm approx

Agent Comments



3 Licola Rd HEYFIELD 3858 (REI/VG)

3 2 2

Price: $398,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 631 sqm approx

Agent Comments

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

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