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	8 ST LEONARDS ROAD 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	$650,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	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
4 ELLIOT CLOSE HEALESVILLE VIC 3777	$675,000	01-Jul-25
6/5A MCGRETTONS ROAD HEALESVILLE VIC 3777	$530,000	07-May-25
7/2 CAMERONS ROAD HEALESVILLE VIC 3777	$585,875	27-Jun-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: 01 September 2025

Ian Vine
M 0488179767
E ian.vine@eview.com.au



4 ELLIOT CLOSE HEALESVILLE VIC 3777

2 1 1

Sold Price **$675,000** Sold Date **01-Jul-25**

Distance **0.37km**



6/5A MCGRETTONS ROAD HEALESVILLE VIC 3777

2 1 1

Sold Price **$530,000** Sold Date **07-May-25**

Distance **1.69km**



7/2 CAMERONS ROAD HEALESVILLE VIC 3777

2 1 1

Sold Price **$585,875** Sold Date **27-Jun-25**

Distance **0.58km**

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

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