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	13A Allman Street, Heyfield Vic 3858

Indicative selling price

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

Single price $398,000

Median sale price

Median price $410,000 Property Type House Suburb Heyfield

Period - From 22/01/2025 to 21/01/2026 Source Property Data

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 six 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	59 Bruce St HEYFIELD 3858	$400,000	19/01/2026
2	3 Licola Rd HEYFIELD 3858	$398,000	15/12/2025
3	12 Clark St HEYFIELD 3858	$350,000	04/12/2025

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 six months.~~

This Statement of Information was prepared on: 22/01/2026 13:41

13A Allman Street, Heyfield Vic 3858



3 1 1

Property Type: Townhouse (Single)
Land Size: 478 sqm approx

Agent Comments

Indicative Selling Price
$398,000
Median House Price
22/01/2025 - 21/01/2026: $410,000

Comparable Properties



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)

3 2 2

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

Agent Comments



12 Clark St HEYFIELD 3858 (VG)

2 - -

Price: $350,000
Method: Sale
Date: 04/12/2025
Property Type: House (Res)
Land Size: 694 sqm approx

Agent Comments

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

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