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	3 Licola Road, Heyfield Vic 3858

Indicative selling price

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

Single price $415,000

Median sale price

Median price $417,500 Property Type House Suburb Heyfield

Period - From 01/07/2024 to 30/06/2025 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	10 Gordon St HEYFIELD 3858	$410,000	15/04/2025
2	38 Firebrace Rd HEYFIELD 3858	$430,000	07/01/2025
3	45 Maffra Rd HEYFIELD 3858	$430,000	15/04/2024

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: 03/09/2025 13:59

3 Licola Road, Heyfield Vic 3858



3 2

Property Type: House (Res)
Land Size: 631 sqm sqm approx

Agent Comments

Indicative Selling Price
$415,000
Median House Price
Year ending June 2025: $417,500

Comparable Properties



10 Gordon St HEYFIELD 3858 (REI/VG)

3 1 2

Price: $410,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 724 sqm approx

Agent Comments



38 Firebrace Rd HEYFIELD 3858 (REI/VG)

3 1 5

Price: $430,000
Method: Private Sale
Date: 07/01/2025
Property Type: House
Land Size: 920 sqm approx

Agent Comments



45 Maffra Rd HEYFIELD 3858 (REI/VG)

3 1 -

Price: $430,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 674 sqm approx

Agent Comments

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

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