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	31 Justice Parade, Heyfield Vic 3858

Indicative selling price

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

Single price $295,000

Median sale price

Median price $425,000 Property Type House Suburb Heyfield

Period - From 01/10/2024 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 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	3 Skeels St HEYFIELD 3858	$280,000	16/09/2025
2	2 Rose St HEYFIELD 3858	$250,000	02/07/2025
3	15 Anderson St HEYFIELD 3858	$260,000	12/02/2025

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: 22/10/2025 16:37

31 Justice Parade, Heyfield Vic 3858



3 1 1

Property Type: House
Land Size: 653 sqm approx

Agent Comments

Indicative Selling Price
$295,000
Median House Price
Year ending September 2025: $425,000

Comparable Properties



3 Skeels St HEYFIELD 3858 (VG)

2 - -

Price: $280,000
Method: Sale
Date: 16/09/2025
Property Type: House (Res)
Land Size: 767 sqm approx

Agent Comments



2 Rose St HEYFIELD 3858 (REI)

3 2 1

Price: $250,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 563 sqm approx

Agent Comments



15 Anderson St HEYFIELD 3858 (REI/VG)

2 1 3

Price: $260,000
Method: Private Sale
Date: 12/02/2025
Property Type: House
Land Size: 740 sqm approx

Agent Comments

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

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