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	13-15 Lewis Road, Healesville Vic 3777

Indicative selling price

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

Range between $1,200,000 & $1,320,000

Median sale price

Median price $820,000 Property Type House Suburb Healesville

Period - From 26/05/2024 to 25/05/2025 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	2-4 Badger Creek Rd HEALESVILLE 3777	$1,260,000	05/02/2025
2			
3			

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: 26/05/2025 13:21



3 2 3

Property Type: House
Land Size: 9712 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,320,000
Median House Price
26/05/2024 - 25/05/2025: $820,000

Comparable Properties



2-4 Badger Creek Rd HEALESVILLE 3777 (REI)

4 3 4

Price: $1,260,000
Method: Private Sale
Date: 05/02/2025
Property Type: House
Land Size: 1511 sqm approx

Agent Comments

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.

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