

# 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

160c Mustons Lane, Heyfield Vic 3858

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$749,000

### Median sale price

Median price

\$430,000

Property Type

House

Suburb

Heyfield

Period - From

01/01/2025

to

31/03/2025

Source

REIV

### 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 Bibaringa Ct SEATON 3858	\$710,000	22/10/2024
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:

17/04/2025 09:05



4   2   10

**Property Type:** House  
**Land Size:** 81405 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$749,000  
**Median House Price**  
March quarter 2025: \$430,000

## Comparable Properties



**2 Bibaringa Ct SEATON 3858 (REI/VG)**

**Agent Comments**

4   2   4

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 22/10/2024  
**Property Type:** Lifestyle Property (Rur)  
**Land Size:** 19400 sqm approx

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.