

# 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 9/83-87 Maroondah Highway, Healesville Vic 3777

### Indicative selling price

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

Range between \$600,000 & \$660,000

### Median sale price

Median price \$625,000 Property Type Unit Suburb Healesville

Period - From 08/01/2024 to 07/01/2025 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	1/376 Maroondah Hwy HEALESVILLE 3777	\$590,000	23/12/2024
2	2/337 Maroondah Hwy HEALESVILLE 3777	\$660,000	06/12/2024
3	3/386 Maroondah Hwy HEALESVILLE 3777	\$690,000	03/08/2024

**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: 08/01/2025 13:44



3   
 1   
 1

**Rooms:** 5  
**Property Type:** Townhouse (Unit)  
**Land Size:** 300 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$600,000 - \$660,000  
**Median Unit Price**  
 08/01/2024 - 07/01/2025: \$625,000

## Comparable Properties



1/376 Maroondah Hwy HEALESVILLE 3777 (REI)

Agent Comments

3   
 2   
 1

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 23/12/2024  
**Property Type:** House  
**Land Size:** 336 sqm approx



2/337 Maroondah Hwy HEALESVILLE 3777 (REI)

Agent Comments

3   
 2   
 1

**Price:** \$660,000  
**Method:** Private Sale  
**Date:** 06/12/2024  
**Property Type:** Townhouse (Single)



3/386 Maroondah Hwy HEALESVILLE 3777 (REI/VG)

Agent Comments

3   
 2   
 2

**Price:** \$690,000  
**Method:** Private Sale  
**Date:** 03/08/2024  
**Property Type:** House

Account - Barry Plant | P: 03 9735 3300