

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

16 Birdwood Avenue, Healesville Vic 3777

Indicative selling price

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

Range between

\$695,000

&

\$760,000

Median sale price

Median price

\$822,500

Property Type

House

Suburb

Healesville

Period - From

01/01/2024

to

31/12/2024

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	11 Hazford St HEALESVILLE 3777	\$695,000	09/08/2024
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:

29/01/2025 16:09



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Rooms: 5
Property Type: House
Land Size: 873 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$695,000 - \$760,000
Median House Price
Year ending December 2024: \$822,500

Comparable Properties

11 Hazford St HEALESVILLE 3777 (REI/VG)

[Agent Comments](#)

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Price: \$695,000
Method: Private Sale
Date: 09/08/2024
Property Type: House (Res)
Land Size: 1154 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.