

# 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

9 Gordon Street, Heyfield Vic 3858

### Indicative selling price

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

Single price \$435,000

### Median sale price

Median price \$350,000

Property Type House

Suburb Heyfield

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 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	38 Firebrace Rd HEYFIELD 3858	\$430,000	07/01/2025
2	45 Maffra Rd HEYFIELD 3858	\$430,000	15/04/2024
3	27 River St HEYFIELD 3858	\$435,000	18/10/2023

**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:

13/02/2025 15:59



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**Property Type:** House  
**Land Size:** 806 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$435,000  
**Median House Price**  
Year ending December 2024: \$350,000

## Comparable Properties



**38 Firebrace Rd HEYFIELD 3858 (REI)**

[Agent Comments](#)

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**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 07/01/2025  
**Property Type:** House  
**Land Size:** 920 sqm approx



**45 Maffra Rd HEYFIELD 3858 (REI/VG)**

[Agent Comments](#)

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**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 15/04/2024  
**Property Type:** House  
**Land Size:** 674 sqm approx



**27 River St HEYFIELD 3858 (REI/VG)**

[Agent Comments](#)

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**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 18/10/2023  
**Property Type:** House  
**Land Size:** 1034 sqm approx

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