

## 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

4 JOFFRE ROAD HEALESVILLE VIC 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Healesville

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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 6 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

7 ROSELLA CRESCENT HEALESVILLE VIC 3777	\$730,000	06-Apr-25
50 THOMAS ROAD HEALESVILLE VIC 3777	\$750,000	28-Mar-25
6 MERTON GROVE HEALESVILLE VIC 3777	\$750,000	10-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 29 April 2025



7 ROSELLA CRESCENT  
HEALESVILLE VIC 3777

3

1

2

Sold Price

RS\$730,000

Sold Date

06-Apr-25

Distance

0.93km



50 THOMAS ROAD HEALESVILLE  
VIC 3777

3

2

2

Sold Price

RS\$750,000<sup>UN</sup>

Sold Date

28-Mar-25

Distance

1.93km



6 MERTON GROVE HEALESVILLE  
VIC 3777

3

1

1

Sold Price

RS\$750,000

Sold Date

10-Apr-25

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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