

# 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

13A Allman 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 \$425,000

### 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 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	38 Firebrace Rd HEYFIELD 3858	\$430,000	07/01/2025
2	14 Davis St HEYFIELD 3858	\$430,000	29/10/2024
3	23 Katrina Cr GLENMAGGIE 3858	\$437,500	24/10/2024

**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:

29/01/2025 11:55



 2-3  

**Property Type:** House (Res)  
**Land Size:** 478 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$425,000  
**Median House Price**  
Year ending December 2024: \$350,000

## Comparable Properties



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

[Agent Comments](#)

 3  1  5

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



**14 Davis St HEYFIELD 3858 (REI/VG)**

[Agent Comments](#)

 3  2  2

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 29/10/2024  
**Property Type:** House  
**Land Size:** 1182 sqm approx



**23 Katrina Cr GLENMAGGIE 3858 (REI/VG)**

[Agent Comments](#)

 3  1  2

**Price:** \$437,500  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Property Type:** House  
**Land Size:** 550 sqm approx

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