

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

1 Mt Vue Road, Healesville Vic 3777

Indicative selling price

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

Range between \$850,000

&

\$900,000

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	27 Birdwood Av HEALESVILLE 3777	\$850,000	16/11/2024
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:

04/03/2025 11:05

1 Mt Vue Road, Healesville Vic 3777



Carl Payne
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Indicative Selling Price
\$850,000 - \$900,000
Median House Price
Year ending December 2024: \$822,500



4 2 2

Property Type: House
Land Size: 3893 sqm approx
Agent Comments

Comparable Properties



27 Birdwood Av HEALESVILLE 3777 (REI)

Agent Comments

4 2 6

Price: \$850,000
Method: Private Sale
Date: 16/11/2024
Property Type: House
Land Size: 8117 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.

Account - Barry Plant | P: 03 9735 3300



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