

# 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

10 Clark Street, Heyfield Vic 3858

### Indicative selling price

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

Single price

\$415,000

### Median sale price

Median price

\$425,000

Property Type

House

Suburb

Heyfield

Period - From

01/10/2024

to

30/09/2025

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 eighteen 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	13 Davis St HEYFIELD 3858	\$430,000	01/10/2025
2	4 Tyson Rd HEYFIELD 3858	\$400,000	12/05/2025
3			

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 eighteen months.~~

This Statement of Information was prepared on:

10/12/2025 11:19



3   2  

**Property Type:** Residential House  
**Land Size:** 1070 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$415,000  
**Median House Price**  
Year ending September 2025: \$425,000

## Comparable Properties



**13 Davis St HEYFIELD 3858 (REI)**

**Agent Comments**

3   2   4

**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 01/10/2025  
**Property Type:** House  
**Land Size:** 1517 sqm approx



**4 Tyson Rd HEYFIELD 3858 (REI/VG)**

**Agent Comments**

2   1   6

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 12/05/2025  
**Property Type:** House  
**Land Size:** 748 sqm approx

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 eighteen months.