Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered f	or sale
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Address	13 Mary Street, Heyfield Vic 3858
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price	\$495,000
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Median sale price

Median price	\$429,000	Pro	perty Type	House		Suburb	Heyfield
Period - From	01/07/2025	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

7,01	aress of comparable property	1 1100	Date of Sale
1	25 Gordon St HEYFIELD 3858	\$468,000	03/03/2025
2	18 Anderson St HEYFIELD 3858	\$460,000	18/02/2025
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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:	06/11/2025 13:07



Date of sale











Property Type: House **Land Size:** 1619 sqm approx

Agent Comments

Indicative Selling Price \$495,000 Median House Price September quarter 2025: \$429,000

Comparable Properties



25 Gordon St HEYFIELD 3858 (REI/VG)

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Agent Comments

Price: \$468,000 Method: Private Sale Date: 03/03/2025 Property Type: House Land Size: 581 sqm approx



18 Anderson St HEYFIELD 3858 (REI/VG)

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Agent Comments

Price: \$460,000 Method: Private Sale Date: 18/02/2025 Property Type: House Land Size: 2102 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.

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



