

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

Single price

\$415,000

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	27 River St HEYFIELD 3858	\$410,000	20/03/2025
2	38 Firebrace Rd HEYFIELD 3858	\$430,000	07/01/2025
3	14 Davis St HEYFIELD 3858	\$430,000	29/10/2024

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:

25/03/2025 11:09



 3
  1
  1

Property Type: Townhouse
(Single)

Land Size: 478 sqm approx

Agent Comments

Indicative Selling Price
\$415,000

Median House Price
Year ending December 2024: \$350,000

Comparable Properties



27 River St HEYFIELD 3858 (REI)

Agent Comments

 3
  1
  3

Price: \$410,000

Method: Private Sale

Date: 20/03/2025

Property Type: House

Land Size: 1034 sqm approx



38 Firebrace Rd HEYFIELD 3858 (REI/VG)

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

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