

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

160c Mustons Lane, Heyfield Vic 3858

Indicative selling price

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

Range between \$725,000

&

\$745,000

Median sale price

Median price \$417,500

Property Type House

Suburb Heyfield

Period - From 01/07/2024

to

30/06/2025

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	15 Hillier La TOONGABBIE 3856	\$705,000	24/06/2025
2	275 Toongabbie Cowwarr Rd TOONGABBIE 3856	\$760,000	04/04/2025
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:

03/09/2025 08:37



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Property Type: Rural (All Types)
Agent Comments

Indicative Selling Price
\$725,000 - \$745,000
Median House Price
Year ending June 2025: \$417,500

Comparable Properties



15 Hillier La TOONGABBIE 3856 (REI)

Agent Comments

4 1 4

Price: \$705,000
Method: Private Sale
Date: 24/06/2025
Property Type: Rural (All Types)
Land Size: 16187.44 sqm approx



275 Toongabbie Cowwarr Rd TOONGABBIE 3856 (REI/VG)

Agent Comments

3 1 6

Price: \$760,000
Method: Private Sale
Date: 04/04/2025
Property Type: Rural (All Types)
Land Size: 15378.07 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.