

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

21 Heyers Road, Grovedale Vic 3216

Indicative selling price

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

Range between

\$540,000

&

\$594,000

Median sale price

Median price

\$685,000

Property Type

House

Suburb

Grovedale

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 18 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	6 Byambee Ct GROVEDALE 3216	\$525,000	25/02/2025
2	12 Heyers Rd GROVEDALE 3216	\$602,000	02/11/2024
3	4 Mayton Ct GROVEDALE 3216	\$540,000	31/10/2024

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 18 months.~~

This Statement of Information was prepared on:

27/10/2025 15:53



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1169 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$594,000
Median House Price
Year ending September 2025: \$685,000

Comparable Properties



6 Byambee Ct GROVEDALE 3216 (REI/VG) **Agent Comments**



Price: \$525,000
Method: Private Sale
Date: 25/02/2025
Property Type: House
Land Size: 783 sqm approx

12 Heyers Rd GROVEDALE 3216 (REI/VG) **Agent Comments**



Price: \$602,000
Method: Auction Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 1002 sqm approx



4 Mayton Ct GROVEDALE 3216 (VG) **Agent Comments**



Price: \$540,000
Method: Sale
Date: 31/10/2024
Property Type: House (Res)
Land Size: 802 sqm approx