## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	21 Heyers Road, Grovedale Vic 3216
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between	\$540,000	&	\$594,000
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#### Median sale price

Median price	\$685,000	Pro	perty 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

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



Date of sale











**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)





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

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)



Price: \$540,000 Method: Sale Date: 31/10/2024

Property Type: House (Res) Land Size: 802 sqm approx

**Agent Comments** 

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326





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