

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

23 Racecourse Road, Heyfield Vic 3858

Indicative selling price

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

Single price

\$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 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	4 Racecourse Rd HEYFIELD 3858	\$645,000	01/08/2025
2	126 Tyson Rd HEYFIELD 3858	\$675,000	12/09/2024
3	9 Woolenook Way COONGULLA 3860	\$699,000	11/05/2023

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:

16/09/2025 16:55



 3
  2
  2

Rooms: 6

Property Type: House

Land Size: 3172 sqm approx

Agent Comments

Indicative Selling Price
\$745,000

Median House Price
Year ending June 2025: \$417,500

Comparable Properties



4 Racecourse Rd HEYFIELD 3858 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$645,000

Method: Private Sale

Date: 01/08/2025

Property Type: House

Land Size: 3011 sqm approx

126 Tyson Rd HEYFIELD 3858 (VG)

Agent Comments

 3
  -
  -

Price: \$675,000

Method: Sale

Date: 12/09/2024

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 80900 sqm approx



9 Woolenook Way COONGULLA 3860 (VG)

Agent Comments

 3
  -
  -

Price: \$699,000

Method: Sale

Date: 11/05/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 16000 sqm approx

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