Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	23 Racecourse Road, Heyfield Vic 3858
Including suburb or	·
locality and postcode	

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

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 comparableproperties 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







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)

Price: \$645.000 Method: Private Sale Date: 01/08/2025 Property Type: House Land Size: 3011 sqm approx Agent Comments

126 Tyson Rd HEYFIELD 3858 (VG)

Agent Comments

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)

Price: \$699,000 Method: Sale Date: 11/05/2023

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 16000 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800





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