

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

23 Smith Street, Healesville Vic 3777

Indicative selling price

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

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$815,000

Property Type

House

Suburb

Healesville

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 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	11 Rutter Av HEALESVILLE 3777	\$890,000	31/10/2025
2	10 Edward St HEALESVILLE 3777	\$870,000	15/08/2025
3	384a Maroondah Hwy HEALESVILLE 3777	\$790,000	21/07/2025

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:

21/11/2025 10:27



3 2 6

Property Type: House
Land Size: 681 sqm approx
Agent Comments

Indicative Selling Price

\$750,000 - \$820,000

Median House Price

Year ending September 2025: \$815,000

Comparable Properties



11 Rutter Av HEALESVILLE 3777 (REI)

Agent Comments

3 1 -

Price: \$890,000
Method: Private Sale
Date: 31/10/2025
Property Type: House
Land Size: 1180 sqm approx



10 Edward St HEALESVILLE 3777 (REI/VG)

Agent Comments

3 1 -

Price: \$870,000
Method: Private Sale
Date: 15/08/2025
Property Type: House
Land Size: 1071 sqm approx



384a Maroondah Hwy HEALESVILLE 3777 (REI/VG)

Agent Comments

3 2 4

Price: \$790,000
Method: Private Sale
Date: 21/07/2025
Property Type: House
Land Size: 630 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454