Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	27 Mills Street, 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 \$415,000

Median sale price

Median price \$425,000	Prope	rty Type H	ouse		Suburb	Heyfield
Period - From 01/10/2024	to 30,	/09/2025	So	ource	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	10 Gordon St HEYFIELD 3858	\$410,000	15/04/2025
2	27 River St HEYFIELD 3858	\$410,000	20/03/2025
3	38 Firebrace Rd HEYFIELD 3858	\$430,000	07/01/2025

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:	18/11/2025 12:11













Property Type: House Land Size: 567 sqm approx **Agent Comments**

Indicative Selling Price \$415,000 **Median House Price**

Year ending September 2025: \$425,000

Comparable Properties



10 Gordon St HEYFIELD 3858 (REI/VG)

Price: \$410.000 Method: Private Sale Date: 15/04/2025 Property Type: House Land Size: 724 sqm approx Agent Comments



27 River St HEYFIELD 3858 (REI/VG)

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Price: \$410,000 Method: Private Sale Date: 20/03/2025 Property Type: House Land Size: 1034 sqm approx

Agent Comments



38 Firebrace Rd HEYFIELD 3858 (REI/VG)

Price: \$430,000 Method: Private Sale Date: 07/01/2025 Property Type: House Land Size: 920 sqm approx **Agent Comments**

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





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