

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

3 Licola Road, Heyfield Vic 3858

Indicative selling price

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

Single price

\$415,000

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	10 Gordon St HEYFIELD 3858	\$410,000	15/04/2025
2	38 Firebrace Rd HEYFIELD 3858	\$430,000	07/01/2025
3	45 Maffra Rd HEYFIELD 3858	\$430,000	15/04/2024

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:

03/09/2025 13:59



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Property Type: House (Res)
Land Size: 631 sqm sqm approx
Agent Comments

Indicative Selling Price
\$415,000

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

Comparable Properties



10 Gordon St HEYFIELD 3858 (REI/VG)

Agent Comments

3 1 2

Price: \$410,000
Method: Private Sale
Date: 15/04/2025
Property Type: House
Land Size: 724 sqm approx



38 Firebrace Rd HEYFIELD 3858 (REI/VG)

Agent Comments

3 1 5

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



45 Maffra Rd HEYFIELD 3858 (REI/VG)

Agent Comments

3 1 -

Price: \$430,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 674 sqm approx

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