

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

32 Mustons Lane, Heyfield Vic 3858

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$398,000

Property Type

House

Suburb

Heyfield

Period - From

25/08/2024

to

24/08/2025

Source

Property Data

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 eighteen 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	82 Masons La MAFFRA WEST UPPER 3859	\$800,000	01/07/2024
2	66b Golf Course Rd HEYFIELD 3858	\$805,000	26/03/2024
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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 eighteen months.~~

This Statement of Information was prepared on:

25/08/2025 13:59



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Property Type: House
Agent Comments

Indicative Selling Price
\$795,000
Median House Price
25/08/2024 - 24/08/2025: \$398,000

Comparable Properties

82 Masons La MAFFRA WEST UPPER 3859 (VG)

Agent Comments

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Price: \$800,000
Method: Sale
Date: 01/07/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx

66b Golf Course Rd HEYFIELD 3858 (VG)

Agent Comments

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Price: \$805,000
Method: Sale
Date: 26/03/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx

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 eighteen months.