

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

33 Justice Parade, Heyfield Vic 3858

Indicative selling price

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

Single price

\$370,000

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Heyfield

Period - From

01/01/2025

to

31/03/2025

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 Tyson Rd HEYFIELD 3858	\$380,000	16/05/2025
2	15 Weir Rd HEYFIELD 3858	\$390,000	17/01/2025
3	43 Mills St HEYFIELD 3858	\$340,000	14/01/2025

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:

04/07/2025 10:29



Property Type: House (Previously Occupied - Detached)
Land Size: 809 sqm approx
Agent Comments

Indicative Selling Price
\$370,000
Median House Price
March quarter 2025: \$430,000

Comparable Properties



10 Tyson Rd HEYFIELD 3858 (REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 816 sqm approx



15 Weir Rd HEYFIELD 3858 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 17/01/2025
Property Type: House (Res)
Land Size: 911 sqm approx

43 Mills St HEYFIELD 3858 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 14/01/2025
Property Type: House (Res)
Land Size: 910 sqm approx