

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

4 Graves Court, Heyfield Vic 3858

Indicative selling price

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

Single price

\$395,000

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	15 Weir Rd HEYFIELD 3858	\$390,000	17/01/2025
3	50 Weir Rd HEYFIELD 3858	\$380,000	04/12/2024

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:

19/09/2025 11:08



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Property Type: House

Agent Comments

Indicative Selling Price

\$395,000

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



15 Weir Rd HEYFIELD 3858 (VG)

Agent Comments

3 - -

Price: \$390,000

Method: Sale

Date: 17/01/2025

Property Type: House (Res)

Land Size: 911 sqm approx



50 Weir Rd HEYFIELD 3858 (REI/VG)

Agent Comments

3 1 6

Price: \$380,000

Method: Private Sale

Date: 04/12/2024

Property Type: House

Land Size: 1258 sqm approx

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