Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

\$380,000

Property	offered	for sale
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Graves Court, Heyfield Vic 3858
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Indicative selling price

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

10 Tyson Rd HEYFIELD 3858

Median sale price

Median price	\$410,000	Pro	perty Type	House	Э		Suburb	Heyfield
Period - From	21/11/2024	to	20/11/2025		So	urce	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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	lress of comparable property	Price	Date of sale
1	31 Weir Rd HEYFIELD 3858	\$365,000	12/11/2025
2	33 Justice Pde HEYFIELD 3858	\$375,000	12/08/2025

OR

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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:	21/11/2025 11:12



16/05/2025







Property Type: House Agent Comments

Indicative Selling Price \$385,000 Median House Price 21/11/2024 - 20/11/2025: \$410,000

Comparable Properties



31 Weir Rd HEYFIELD 3858 (REI)

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Agent Comments

Price: \$365,000 Method: Private Sale Date: 12/11/2025 Property Type: House



33 Justice Pde HEYFIELD 3858 (REI/VG)

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Agent Comments

Price: \$375,000 Method: Private Sale Date: 12/08/2025 Property Type: House Land Size: 809 sqm approx



10 Tyson Rd HEYFIELD 3858 (REI/VG)

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1

Agent Comments

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

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