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	4 Graves Court, Heyfield Vic 3858
Including suburb or	
locality and postcode	

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	Pro	perty 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.

Add	ress 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









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)

--

3

—

4

a 2

Agent Comments

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



15 Weir Rd HEYFIELD 3858 (VG)

•

3

—

a

Price: \$390,000 Method: Sale Date: 17/01/2025

Property Type: House (Res) Land Size: 911 sqm approx

Agent Comments



50 Weir Rd HEYFIELD 3858 (REI/VG)

•=

2

•

(\\\

۱ ۵

Price: \$380,000
Method: Private Sale

Date: 04/12/2024 Property Type: House Land Size: 1258 sqm approx **Agent Comments**

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.