

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

59 Bruce Street, Heyfield Vic 3858

Indicative selling price

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

Single price

\$445,000

Median sale price

Median price

\$425,000

Property Type

House

Suburb

Heyfield

Period - From

01/10/2024

to

30/09/2025

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	57 Mills St HEYFIELD 3858	\$425,000	17/04/2025
2	10 Gordon St HEYFIELD 3858	\$410,000	15/04/2025
3	44 Macfarlane St HEYFIELD 3858	\$470,000	25/03/2025

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:

22/10/2025 11:25



3 1 4

Property Type: House (Res)

Land Size: 828 sqm approx

Agent Comments

Indicative Selling Price

\$445,000

Median House Price

Year ending September 2025: \$425,000

Comparable Properties



57 Mills St HEYFIELD 3858 (REI/VG)

Agent Comments

3 1 2

Price: \$425,000

Method: Private Sale

Date: 17/04/2025

Property Type: House

Land Size: 911 sqm approx



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



44 Macfarlane St HEYFIELD 3858 (REI/VG)

Agent Comments

3 1 1

Price: \$470,000

Method: Private Sale

Date: 25/03/2025

Property Type: House

Land Size: 600 sqm approx