

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 Karinya Close, Healesville Vic 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000

&

\$725,000

### Median sale price

Median price \$815,000

Property Type House

Suburb Healesville

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 two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

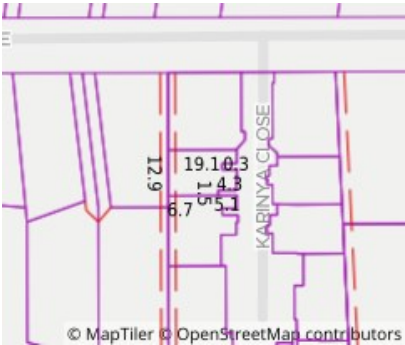
|   | Address of comparable property       | Price     | Date of sale |
|---|--------------------------------------|-----------|--------------|
| 1 | 5 Preston Way HEALESVILLE 3777       | \$735,000 | 09/09/2025   |
| 2 | 8 St Leonards Rd HEALESVILLE 3777    | \$630,000 | 17/10/2025   |
| 3 | 5/337 Maroondah Hwy HEALESVILLE 3777 | \$721,190 | 11/10/2025   |

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/11/2025 10:02



Property Type:  
Agent Comments

Indicative Selling Price  
\$695,000 - \$725,000  
Median House Price  
Year ending September 2025: \$815,000

## Comparable Properties

5 Preston Way HEALESVILLE 3777 (REI)

Agent Comments



Price: \$735,000  
Method:  
Date: 09/09/2025  
Property Type: House



8 St Leonards Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$630,000  
Method: Private Sale  
Date: 17/10/2025  
Property Type: House  
Land Size: 385 sqm approx



5/337 Maroondah Hwy HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$721,190  
Method: Private Sale  
Date: 11/10/2025  
Property Type: House  
Land Size: 248 sqm approx

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454