### 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	7 Karinya Close, Healesville Vic 3777
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$695,000	&	\$725,000
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#### Median sale price

Median price \$815,	000 Pro	operty Type H	ouse	Suburb	Healesville
Period - From 01/10	/2024 to	30/09/2025	Sou	urce 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

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 comparableproperties 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









**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)

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



Agent Comments

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





Price: \$721,190 Method: Private Sale Date: 11/10/2025

Property Type: House Land Size: 248 sqm approx **Agent Comments** 

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



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