

# 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

9/83-87 Maroondah Highway, 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 \$580,000

&

\$635,000

### Median sale price

Median price \$588,750

Property Type Unit

Suburb Healesville

Period - From 22/07/2024

to

21/07/2025

Source

Property Data

### 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	1a Elamo Rd HEALESVILLE 3777	\$675,000	07/07/2025
2	3/16-20 Smith St HEALESVILLE 3777	\$580,000	23/05/2025
3	1 Adelia CI HEALESVILLE 3777	\$670,000	05/05/2025

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:

22/07/2025 09:22



 3  1 

**Rooms:** 5  
**Property Type:** Townhouse (Unit)  
**Land Size:** 300 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$580,000 - \$635,000  
**Median Unit Price**  
 22/07/2024 - 21/07/2025: \$588,750

## Comparable Properties



**1a Elamo Rd HEALESVILLE 3777 (REI)**

Agent Comments

 3  2  2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 07/07/2025  
**Property Type:** Unit  
**Land Size:** 175 sqm approx



**3/16-20 Smith St HEALESVILLE 3777 (REI)**

Agent Comments

 2  1  2

**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 23/05/2025  
**Property Type:** Unit  
**Land Size:** 257 sqm approx



**1 Adelia Ct HEALESVILLE 3777 (REI)**

Agent Comments

 3  2  2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 05/05/2025  
**Property Type:** House

**Account - Barry Plant** | P: 03 9735 3300