

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

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.

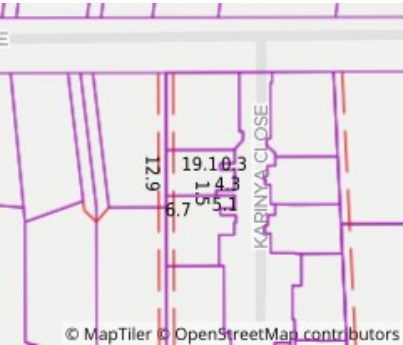
	Address of comparable property	Price	Date of sale
1	5 Preston Way HEALESVILLE 3777	\$735,000	09/09/2025
2	8 St Leonards Rd HEALESVILLE 3777	\$630,000	17/10/2025
3	5/337 Maroondah Hwy HEALESVILLE 3777	\$721,190	11/10/2025

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