

# 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

23 Smith Street, 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

\$750,000

&

\$820,000

### 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	11 Rutter Av HEALESVILLE 3777	\$890,000	31/10/2025
2	10 Edward St HEALESVILLE 3777	\$870,000	15/08/2025
3	384a Maroondah Hwy HEALESVILLE 3777	\$790,000	21/07/2025

**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:

21/11/2025 10:27



 3  2  6

**Property Type:** House  
**Land Size:** 681 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$750,000 - \$820,000

**Median House Price**

Year ending September 2025: \$815,000

## Comparable Properties



**11 Rutter Av HEALESVILLE 3777 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** House  
**Land Size:** 1180 sqm approx



**10 Edward St HEALESVILLE 3777 (REI/VG)**

**Agent Comments**

 3  1  -

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 15/08/2025  
**Property Type:** House  
**Land Size:** 1071 sqm approx



**384a Maroondah Hwy HEALESVILLE 3777 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 21/07/2025  
**Property Type:** House  
**Land Size:** 630 sqm approx

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