Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$750,000 & \$820,000	Range between	\$750,000	&	\$820,000
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Median sale price

Median price	\$815,000	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale







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)

Price: \$890,000 Method: Private Sale Date: 31/10/2025 Property Type: House

Land Size: 1180 sqm approx

Agent Comments



10 Edward St HEALESVILLE 3777 (REI/VG)

Price: \$870,000

Method: Private Sale Date: 15/08/2025 Property Type: House Land Size: 1071 sqm approx **Agent Comments**



384a Maroondah Hwy HEALESVILLE 3777 (REI/VG)

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

Agent Comments





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

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