

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

3/4 Benton Road, Healesville Vic 3777

Indicative selling price

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

Range between \$695,000

&

\$755,000

Median sale price

Median price \$859,000

Property Type House

Suburb Healesville

Period - From 18/12/2024

to

17/12/2025

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	3/376 Maroondah Hwy HEALESVILLE 3777	\$710,000	28/10/2025
2	5 Preston Way HEALESVILLE 3777	\$735,000	11/09/2025
3	3 Pemberley CI HEALESVILLE 3777	\$735,000	06/08/2025

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:

18/12/2025 18:30

3/4 Benton Road, Healesville Vic 3777

BARRYPLANT

Sarah Savio
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Indicative Selling Price

\$695,000 - \$755,000

Median House Price

18/12/2024 - 17/12/2025: \$859,000



3 2 2

Property Type: House
Land Size: 262 sqm approx
Agent Comments

Comparable Properties



3/376 Maroondah Hwy HEALESVILLE 3777 (REI)

Agent Comments

3 2 2

Price: \$710,000
Method: Private Sale
Date: 28/10/2025
Property Type: Townhouse (Res)



5 Preston Way HEALESVILLE 3777 (REI/VG)

Agent Comments

2 2 2

Price: \$735,000
Method: Private Sale
Date: 11/09/2025
Property Type: House
Land Size: 432 sqm approx



3 Pemberley CI HEALESVILLE 3777 (REI/VG)

Agent Comments

3 2 2

Price: \$735,000
Method: Private Sale
Date: 06/08/2025
Property Type: Townhouse (Single)
Land Size: 216 sqm approx

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



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