Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

33 Justice Parade, Heyfield Vic 3858

Indicative selling price

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

Single price $370,000

Median sale price

Median price $430,000	Property Type House	Suburb Heyfield
Period - From 01/01/2025 to 31/03/2025		Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	10 Tyson Rd HEYFIELD 3858	$380,000	16/05/2025
2	15 Weir Rd HEYFIELD 3858	$390,000	17/01/2025
3	43 Mills St HEYFIELD 3858	$340,000	14/01/2025

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04/07/2025 10:29

CONSUMER AFFAIRS VICTORIA

33 Justice Parade, Heyfield Vic 3858

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Property Type: House (Previously Occupied - Detached)
Land Size: 809 sqm approx

Agent Comments

Comparable Properties

10 Tyson Rd HEYFIELD 3858 (REI/VG)

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Price: $380,000
Method: Private Sale
Date: 16/05/2025
Property Type: House
Land Size: 816 sqm approx

Agent Comments

15 Weir Rd HEYFIELD 3858 (VG)

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Price: $390,000
Method: Sale
Date: 17/01/2025
Property Type: House (Res)
Land Size: 911 sqm approx

Agent Comments

43 Mills St HEYFIELD 3858 (VG)

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Price: $340,000
Method: Sale
Date: 14/01/2025
Property Type: House (Res)
Land Size: 910 sqm approx

Agent Comments

Account - Gippsland Real Estate Maffra | P: 03 5147 2200 | F: 03 5147 2800