

# 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

1 Benton Road, 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

\$800,000

&

\$850,000

### Median sale price

Median price

\$825,000

Property Type

House

Suburb

Healesville

Period - From

01/07/2024

to

30/06/2025

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	8 Merton Gr HEALESVILLE 3777	\$800,000	04/07/2025
2	14 Camerons Rd HEALESVILLE 3777	\$785,000	14/05/2025
3	414 Maroondah Hwy HEALESVILLE 3777	\$975,000	30/04/2025

**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:

21/07/2025 14:40

1 Benton Road, Healesville Vic 3777

**Integrity**

Jane Nunn

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**Indicative Selling Price**

\$800,000 - \$850,000

**Median House Price**

Year ending June 2025: \$825,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1405 sqm approx

**Agent Comments**

## Comparable Properties



**8 Merton Gr HEALESVILLE 3777 (REI)**

**Agent Comments**



**Price:** \$800,000

**Method:** Private Sale

**Date:** 04/07/2025

**Property Type:** House

**Land Size:** 1000 sqm approx



**14 Camerons Rd HEALESVILLE 3777 (REI/VG)**

**Agent Comments**



**Price:** \$785,000

**Method:** Private Sale

**Date:** 14/05/2025

**Property Type:** House

**Land Size:** 2005 sqm approx



**414 Maroondah Hwy HEALESVILLE 3777 (VG)**

**Agent Comments**



**Price:** \$975,000

**Method:** Sale

**Date:** 30/04/2025

**Property Type:** House (Res)

**Land Size:** 2034 sqm approx

**Account - Integrity Real Estate** | P: 03 9730 2333 | F: 03 9730 2888



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