

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

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



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