

# 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

4 Graves Court, Heyfield Vic 3858

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$410,000

### 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 Gordon St HEYFIELD 3858	\$410,000	15/04/2025
2	15 Weir Rd HEYFIELD 3858	\$390,000	17/01/2025
3	13 Weir Rd HEYFIELD 3858	\$385,000	20/02/2024

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:

13/06/2025 14:16



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 670 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$410,000  
**Median House Price**  
March quarter 2025: \$430,000

## Comparable Properties



**10 Gordon St HEYFIELD 3858 (REI/VG)**

**Agent Comments**



**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 15/04/2025  
**Property Type:** House  
**Land Size:** 724 sqm approx



**15 Weir Rd HEYFIELD 3858 (VG)**

**Agent Comments**



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



**13 Weir Rd HEYFIELD 3858 (VG)**

**Agent Comments**



**Price:** \$385,000  
**Method:** Sale  
**Date:** 20/02/2024  
**Property Type:** House (Res)  
**Land Size:** 910 sqm approx

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