Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	4 Graves Court, Heyfield Vic 3858
Including suburb or	
locality and postcode	

Indicative selling price

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

Single price \$410,000

Median sale price

Median price	\$430,000	Pro	perty 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)

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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)

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Price: \$390,000 Method: Sale Date: 17/01/2025

Property Type: House (Res) **Land Size:** 911 sqm approx

Agent Comments



13 Weir Rd HEYFIELD 3858 (VG)

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Agent Comments

Price: \$385,000 Method: Sale Date: 20/02/2024

Property Type: House (Res) **Land Size:** 910 sqm approx

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