

## 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

3 PEMBERLEY CLOSE HEALESVILLE VIC 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$710,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Healesville

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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 6 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 3/33A MARNA STREET HEALESVILLE VIC 3777      | \$689,000 | 18-Jul-24 |
| 3/47 MAROONDAH HIGHWAY HEALESVILLE VIC 3777  | \$690,000 | 09-Jan-25 |
| 3/386 MAROONDAH HIGHWAY HEALESVILLE VIC 3777 | \$690,000 | 03-Aug-24 |

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 6 months.~~

This Statement of Information was prepared on: 14 July 2025



### 3/33A MARNA STREET HEALESVILLE VIC 3777

 3
  2
  2

Sold Price **\$689,000** Sold Date **18-Jul-24**

Distance **0.26km**



### 3/47 MAROONDAH HIGHWAY HEALESVILLE VIC 3777

 3
  2
  2

Sold Price **\$690,000** Sold Date **09-Jan-25**

Distance **0.35km**



### 3/386 MAROONDAH HIGHWAY HEALESVILLE VIC 3777

 3
  2
  2

Sold Price Sold Date **03-Aug-24**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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