

## 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

10 MERTON GROVE 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

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Healesville

Period-from

01 Jun 2024

to

31 May 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

16 BIRDWOOD AVENUE HEALESVILLE VIC 3777	\$773,500	05-Feb-25
48 DON ROAD HEALESVILLE VIC 3777	\$785,000	06-Mar-25
6 MERTON GROVE HEALESVILLE VIC 3777	\$750,000	04-Apr-25

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: 17 June 2025



**16 BIRDWOOD AVENUE  
HEALESVILLE VIC 3777**

3 1 3

Sold Price

**\$773,500**

Sold Date

**05-Feb-25**

Distance

**1.68km**



**48 DON ROAD HEALESVILLE VIC  
3777**

3 2 3

Sold Price

**\$785,000**

Sold Date

**06-Mar-25**

Distance

**1.77km**



**6 MERTON GROVE HEALESVILLE  
VIC 3777**

3 1 1

Sold Price

**\$750,000**

Sold Date

**04-Apr-25**

Distance

**0.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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