

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

32 Mustons Lane, Heyfield Vic 3858

Indicative selling price

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

Range between

\$800,000

&

\$840,000

Median sale price*

Median price

Property Type

Suburb

Heyfield

Period - From

to

Source

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 eighteen 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	82 Masons La MAFFRA WEST UPPER 3859	\$800,000	01/07/2024
2	66b Golf Course Rd HEYFIELD 3858	\$805,000	26/03/2024
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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 eighteen months.

This Statement of Information was prepared on:

30/06/2025 16:55

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Property Type: Rural (All Types)
Land Size: 11172 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$840,000
No median price available

Comparable Properties

82 Masons La MAFFRA WEST UPPER 3859 (VG)

Agent Comments

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Price: \$800,000
Method: Sale
Date: 01/07/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx

66b Golf Course Rd HEYFIELD 3858 (VG)

Agent Comments

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Price: \$805,000
Method: Sale
Date: 26/03/2024
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx

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 eighteen months.