

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

11 Heath Avenue, Hepburn Vic 3461

Indicative selling price

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

Range between \$875,000 & \$895,000

Median sale price

Median price \$550,000 Property Type House Suburb Hepburn

Period - From 18/11/2024 to 17/11/2025 Source Property Data

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	49 Vincent St.N DAYLESFORD 3460	\$870,000	16/12/2024
2	7 Stanbridge St DAYLESFORD 3460	\$820,000	05/11/2024
3	10 Vincent St DAYLESFORD 3460	\$880,000	14/10/2024

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:

18/11/2025 08:51

Gary Cooke
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 3  1  1

Property Type: House
Land Size: 1113 sqm approx
Agent Comments

Indicative Selling Price
\$875,000 - \$895,000
Median House Price
18/11/2024 - 17/11/2025: \$550,000

Comparable Properties



49 Vincent St.N DAYLESFORD 3460 (REI)

Agent Comments

 3  2  4

Price: \$870,000
Method: Private Sale
Date: 16/12/2024
Property Type: House
Land Size: 942 sqm approx



7 Stanbridge St DAYLESFORD 3460 (REI/VG)

Agent Comments

 3  3  2

Price: \$820,000
Method: Private Sale
Date: 05/11/2024
Property Type: House
Land Size: 681 sqm approx



10 Vincent St DAYLESFORD 3460 (REI/VG)

Agent Comments

 3  -  -

Price: \$880,000
Method: Private Sale
Date: 14/10/2024
Property Type: Hotel (Accommodation)
Land Size: 994 sqm approx

Account - Jellis Craig | P: 03 9989 2525