

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 and
postcode 47 Maffra Road, Heyfield, VIC 3858

Indicative selling price

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

Single Price \$349,000

Median sale price

Median price \$430,000 Property Type House Suburb Heyfield (3858)

Period - From 01/09/2025 to 31/12/2025 Source REIV

Comparable property sales

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
31 WEIR ROAD, HEYFIELD VIC 3858	\$365,000	12/11/2025
59 BRUCE STREET, HEYFIELD VIC 3858	\$400,000	19/01/2026
49 MAFFRA ROAD, HEYFIELD VIC 3858	\$335,000	23/01/2026

This Statement of Information was prepared on: 28/01/2026