

# 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

33 Maffra Road, Heyfield Vic 3858

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$375,000

### Median sale price

Median price \$405,000

Property Type House

Suburb Heyfield

Period - From 14/05/2025

to 13/05/2026

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	56 Firebrace Rd HEYFIELD 3858	\$395,000	10/03/2026
2	27 Mills St HEYFIELD 3858	\$400,000	29/01/2026
3	3 Licola Rd HEYFIELD 3858	\$398,000	15/12/2025

**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:

14/05/2026 11:36



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**Property Type:** House  
**Land Size:** 661 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$375,000

**Median House Price**  
14/05/2025 - 13/05/2026: \$405,000

## Comparable Properties



**56 Firebrace Rd HEYFIELD 3858 (REI/VG)**

[Agent Comments](#)

 3    1    3

**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** House  
**Land Size:** 733 sqm approx



**27 Mills St HEYFIELD 3858 (REI/VG)**

[Agent Comments](#)

 3    1    1

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 29/01/2026  
**Property Type:** House  
**Land Size:** 567 sqm approx



**3 Licola Rd HEYFIELD 3858 (REI/VG)**

[Agent Comments](#)

 3    2    2

**Price:** \$398,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** House  
**Land Size:** 631 sqm approx

**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800