

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

15 Ash Street, Heyfield Vic 3858

Indicative selling price

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

Single price \$825,000

Median sale price

Median price \$465,000

Property Type House

Suburb Heyfield

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	32 Mustons La HEYFIELD 3858	\$775,000	14/10/2025
2	31 Elma Rd GLENMAGGIE 3858	\$770,000	05/09/2025
3			

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:

06/03/2026 14:52

Sarah Bedggood

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Indicative Selling Price

\$825,000

Median House Price

December quarter 2025: \$465,000



 4  2  2

Property Type: House

Land Size: 4074 sqm approx

Agent Comments

Comparable Properties



32 Mustons La HEYFIELD 3858 (REI)

Agent Comments

 4  2  6

Price: \$775,000

Method: Private Sale

Date: 14/10/2025

Property Type: House



31 Elma Rd GLENMAGGIE 3858 (VG)

Agent Comments

 4  -  -

Price: \$770,000

Method: Sale

Date: 05/09/2025

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 40000 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.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690