

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

100B Mustons Lane, Heyfield Vic 3858

Indicative selling price

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

Single price

\$375,000

Median sale price

Median price

\$237,500

Property Type

Vacant land

Suburb

Heyfield

Period - From

09/09/2025

to

08/09/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six 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	36 Broberg CI HEYFIELD 3858	\$350,000	15/05/2025
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/09/2026 08:55



Property Type: Hobby Farm < 20 ha
Land Size: 13900 sqm approx
Agent Comments

Indicative Selling Price
\$375,000
Median Land Price
09/09/2025 - 08/09/2026: \$237,500

Comparable Properties



36 Broberg CI HEYFIELD 3858 (REI/VG)

Agent Comments



Price: \$350,000
Method: Private Sale
Date: 15/05/2025
Property Type: Land
Land Size: 16754 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.