

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

13 Wattlebird Way, Healesville Vic 3777

Indicative selling price

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

Range between \$840,000

&

\$890,000

Median sale price

Median price \$850,000

Property Type House

Suburb Healesville

Period - From 01/04/2025

to

31/03/2026

Source REIV

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	72 Farnham Rd HEALESVILLE 3777	\$840,000	17/03/2026
2	11 View St HEALESVILLE 3777	\$880,000	06/03/2026
3	30 Dorothy St HEALESVILLE 3777	\$850,000	22/01/2026

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:

26/06/2026 16:03



Property Type: Land
Land Size: 913 sqm approx
Agent Comments

Indicative Selling Price
\$840,000 - \$890,000
Median House Price
Year ending March 2026: \$850,000

Comparable Properties



72 Farnham Rd HEALESVILLE 3777 (VG)

Agent Comments



Price: \$840,000
Method: Sale
Date: 17/03/2026
Property Type: House (Res)
Land Size: 1008 sqm approx



11 View St HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 06/03/2026
Property Type: House
Land Size: 917 sqm approx



30 Dorothy St HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$850,000
Method: Private Sale
Date: 22/01/2026
Property Type: House
Land Size: 1018 sqm approx