

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

14 Mills Street, Heyfield Vic 3858

Indicative selling price

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

Single price

\$545,000

Median sale price

Median price

\$430,000

Property Type

House

Suburb

Heyfield

Period - From

01/01/2025

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 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	4 Cherrywood Ct MAFFRA 3860	\$510,000	09/12/2025
2	46 Albert St ROSEDALE 3847	\$525,000	19/02/2025
3	16 Mill La ROSEDALE 3847	\$549,000	20/12/2024

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:

27/03/2026 13:32



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Property Type: Land
Land Size: 588 sqm approx
Agent Comments

Indicative Selling Price
\$545,000
Median House Price
Year ending December 2025: \$430,000

Comparable Properties

4 Cherrywood Ct MAFFRA 3860 (VG)

Agent Comments

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Price: \$510,000
Method: Sale
Date: 09/12/2025
Property Type: House (Res)
Land Size: 984 sqm approx

46 Albert St ROSEDALE 3847 (VG)

Agent Comments

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Price: \$525,000
Method: Sale
Date: 19/02/2025
Property Type: House (Res)
Land Size: 1011 sqm approx



16 Mill La ROSEDALE 3847 (REI/VG)

Agent Comments

4 2 2

Price: \$549,000
Method: Private Sale
Date: 20/12/2024
Property Type: House
Land Size: 658 sqm approx