

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 Maffra Road, Heyfield Vic 3858

Indicative selling price

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

Single price

\$498,000

Median sale price

Median price

\$435,000

Property Type

House

Suburb

Heyfield

Period - From

01/01/2026

to

31/03/2026

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	23 Gordon St HEYFIELD 3858	\$480,000	16/03/2026
2	1 George St HEYFIELD 3858	\$470,000	12/02/2026
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:

14/04/2026 12:43



Property Type: House (Previously Occupied - Detached)
Land Size: 912 sqm approx
Agent Comments

Indicative Selling Price
\$498,000
Median House Price
March quarter 2026: \$435,000

Comparable Properties



23 Gordon St HEYFIELD 3858 (REI)

Agent Comments



Price: \$480,000
Method: Private Sale
Date: 16/03/2026
Property Type: House
Land Size: 923 sqm approx



1 George St HEYFIELD 3858 (REI/VG)

Agent Comments



Price: \$470,000
Method: Private Sale
Date: 12/02/2026
Property Type: House
Land Size: 982 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.