

# 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

16 Mills Street, Heyfield Vic 3858

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$410,000

### Median sale price

Median price

\$427,500

Property Type

House

Suburb

Heyfield

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 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 | 27 Mills St HEYFIELD 3858      | \$400,000 | 29/01/2026   |
| 2 | 59 Bruce St HEYFIELD 3858      | \$400,000 | 19/01/2026   |
| 3 | 4 Tyson Rd HEYFIELD 3858       | \$400,000 | 12/05/2025   |

**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:

21/05/2026 12:37



**Property Type:** House (Res)  
**Land Size:** 691 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$410,000

**Median House Price**  
Year ending March 2026: \$427,500

## Comparable Properties



**27 Mills St HEYFIELD 3858 (REI/VG)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 29/01/2026  
**Property Type:** House  
**Land Size:** 567 sqm approx



**59 Bruce St HEYFIELD 3858 (REI)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 19/01/2026  
**Property Type:** House  
**Land Size:** 828 sqm approx



**4 Tyson Rd HEYFIELD 3858 (REI/VG)**

**Agent Comments**



**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 12/05/2025  
**Property Type:** House  
**Land Size:** 748 sqm approx

**Account - Gippsland Real Estate Maffra** | P: 03 5147 2200 | F: 03 5147 2800