

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

22 Tyson Road, Heyfield Vic 3858

Indicative selling price

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

Single price

\$390,000

Median sale price

Median price

\$405,000

Property Type

House

Suburb

Heyfield

Period - From

26/03/2025

to

25/03/2026

Source

Property Data

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	12 Clark St HEYFIELD 3858	\$350,000	04/12/2025
2	1/12 Pearson St HEYFIELD 3858	\$360,000	16/07/2025
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:

26/03/2026 13:16



2 1 1

Rooms: 5
Property Type: House
Land Size: 810 sqm approx
Agent Comments

Indicative Selling Price
\$390,000

Median House Price
26/03/2025 - 25/03/2026: \$405,000

Comparable Properties



12 Clark St HEYFIELD 3858 (VG)

Agent Comments

2 - -

Price: \$350,000
Method: Sale
Date: 04/12/2025
Property Type: House (Res)
Land Size: 694 sqm approx



1/12 Pearson St HEYFIELD 3858 (REI/VG)

Agent Comments

2 1 1

Price: \$360,000
Method: Private Sale
Date: 16/07/2025
Property Type: Townhouse (Single)
Land Size: 241 sqm approx



4 Tyson Rd HEYFIELD 3858 (REI/VG)

Agent Comments

2 1 6

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