

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 and postcode 45-51 Racecourse Road, Heyfield, VIC 3858

Indicative selling price

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

Single Price \$845,000

Median sale price

Median price \$428,000 Property Type House Suburb Heyfield (3858)

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales

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
228 HEYFIELD-SEATON ROAD, HEYFIELD VIC 3858	\$860,000	06/06/2025
32 MUSTONS LANE, HEYFIELD VIC 3858	\$775,000	14/10/2025
192 LAMBRECHT ROAD, HEYFIELD VIC 3858	\$745,000	29/04/2026

This Statement of Information was prepared on: 16/06/2026