

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6-21 Pearson Street, Heyfield Vic 3858

Indicative selling price

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

Single price

\$325,000

Median sale price

Median price

\$302,500

Property Type

Unit

Suburb

Heyfield

Period - From

07/07/2025

to

06/07/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres of the property for sale in the last six 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	5/21 Pearson St HEYFIELD 3858	\$275,000	21/08/2025
2	3/21 Pearson St HEYFIELD 3858	\$260,000	16/05/2025
3			

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

07/07/2026 14:46



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$325,000
Median Unit Price
07/07/2025 - 06/07/2026: \$302,500

Comparable Properties



5/21 Pearson St HEYFIELD 3858 (VG)

Agent Comments

2 - -

Price: \$275,000
Method: Sale
Date: 21/08/2025
Property Type: Flat/Unit/Apartment (Res)



3/21 Pearson St HEYFIELD 3858 (REI/VG)

Agent Comments

2 1 1

Price: \$260,000
Method: Private Sale
Date: 16/05/2025
Property Type: Apartment
Land Size: 194 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.