

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

76 Lambrecht Road, Heyfield Vic 3858

Indicative selling price

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

Single price

\$297,000

Median sale price

Median price

\$235,000

Property Type

Vacant land

Suburb

Heyfield

Period - From

23/09/2025

to

22/09/2026

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	7 Draper Rd HEYFIELD 3858	\$240,000	19/08/2026
2	6 Cullen Ct HEYFIELD 3858	\$255,000	29/04/2026
3	15 Draper Rd HEYFIELD 3858	\$260,000	10/02/2026

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:

23/09/2026 13:05



Property Type: Land
Land Size: 20211 sqm approx
Agent Comments

Indicative Selling Price
\$297,000
Median Land Price
23/09/2025 - 22/09/2026: \$235,000

Comparable Properties



7 Draper Rd HEYFIELD 3858 (REI)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 19/08/2026
Property Type: Land
Land Size: 4000 sqm approx



6 Cullen Ct HEYFIELD 3858 (REI)

Agent Comments



Price: \$255,000
Method: Private Sale
Date: 29/04/2026
Property Type: Land
Land Size: 4001 sqm approx



15 Draper Rd HEYFIELD 3858 (REI)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 10/02/2026
Property Type: Land
Land Size: 4000 sqm approx

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