

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

2/18 BADGER CREEK ROAD HEALESVILLE VIC 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$669,000

Property type

Land

Suburb

Healesville

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

3 CRANBROOK PLACE HEALESVILLE VIC 3777	\$525,000	04-May-26
55 FARNHAM ROAD HEALESVILLE VIC 3777	\$576,000	16-Feb-26

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 6 months.

This Statement of Information was prepared on: 17 June 2026

**3 CRANBROOK PLACE
HEALESVILLE VIC 3777**

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Sold Price

RS

\$525,000Sold Date **04-May-26**

Distance

1.13km**55 FARNHAM ROAD HEALESVILLE
VIC 3777**

- - -

Sold Price

\$576,000Sold Date **16-Feb-26**

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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