

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

3/3 BLANNIN STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Healesville

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

1/9 EDWARD STREET HEALESVILLE VIC 3777	\$550,000	25-Feb-25
1/47 MAROONDAH HIGHWAY HEALESVILLE VIC 3777	\$520,000	20-Jan-25
15/30-32 SMITH STREET HEALESVILLE VIC 3777	\$545,000	19-Mar-25

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: 16 June 2025

**1/9 EDWARD STREET
HEALESVILLE VIC 3777**

2 1 1

Sold Price **\$550,000** Sold Date **25-Feb-25**Distance **0.21km****1/47 MAROONDAH HIGHWAY
HEALESVILLE VIC 3777**

2 1 1

Sold Price **\$520,000** Sold Date **20-Jan-25**Distance **1.19km****15/30-32 SMITH STREET
HEALESVILLE VIC 3777**

3 1 1

Sold Price **\$545,000** Sold Date **19-Mar-25**Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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