

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

1 BARRA CLOSE 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,875

Property type

Unit

Suburb

Healesville

Period-from

01 Oct 2024

to

30 Sep 2025

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

5 HIGH STREET HEALESVILLE VIC 3777	\$475,000	14-Dec-24
3 OAKRIDGE RISE HEALESVILLE VIC 3777	\$438,000	18-Mar-25
96 MAROONDAH HIGHWAY HEALESVILLE VIC 3777	\$400,000	18-Dec-24

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: 21 October 2025



5 HIGH STREET HEALESVILLE VIC 3777

Sold Price

\$475,000

Sold Date

14-Dec-24
 2

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 2

Distance

0.61km


3 OAKRIDGE RISE HEALESVILLE VIC 3777

Sold Price

\$438,000

Sold Date

18-Mar-25
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 -

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Distance

0.34km


96 MAROONDAH HIGHWAY HEALESVILLE VIC 3777

Sold Price

\$400,000

Sold Date

18-Dec-24
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Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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