

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 Will Place, Healesville Vic 3777

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$590,438 Property Type Unit Suburb Healesville

Period - From 01/01/2025 to 31/12/2025 Source REIV

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 | 6 Rosemont Mews HEALESVILLE 3777 | \$595,000 | 17/12/2025 |
| 2 | 54 Farnham Rd HEALESVILLE 3777 | \$617,000 | 30/10/2025 |
| 3 | 9/83-87 Maroondah Hwy HEALESVILLE 3777 | \$595,000 | 29/08/2025 |

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:

29/01/2026 20:53

Rob Verhagen
03 5962 5753
0448 820 022

robert@integrityrealestate.com.au

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending December 2025: \$590,438



1 1 1

Property Type: House

Agent Comments

Comparable Properties



6 Rosemont Mews HEALESVILLE 3777 (REI)

Agent Comments

2 1 2

Price: \$595,000

Method: Private Sale

Date: 17/12/2025

Property Type: Townhouse (Single)

Land Size: 295 sqm approx

54 Farnham Rd HEALESVILLE 3777 (VG)

Agent Comments

2 - -

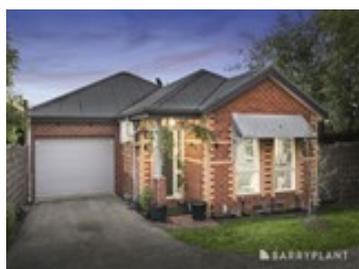
Price: \$617,000

Method: Sale

Date: 30/10/2025

Property Type: House (Res)

Land Size: 2023 sqm approx



9/83-87 Maroondah Hwy HEALESVILLE 3777 (REI)

Agent Comments

3 2 2

Price: \$595,000

Method: Private Sale

Date: 29/08/2025

Property Type: Unit

Account - Integrity Real Estate | P: 03 9730 2333 | F: 03 9730 2888



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