

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

8/16-20 SMITH 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Healesville

Period-from

01 Jan 2025

to

31 Dec 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

3 PEMBERLEY CLOSE HEALESVILLE VIC 3777	\$735,000	05-Aug-25
5 PRESTON WAY HEALESVILLE VIC 3777	\$735,000	11-Sep-25
5/337 MAROONDAH HIGHWAY HEALESVILLE VIC 3777	\$721,190	30-Sep-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: 27 January 2026

**3 PEMBERLEY CLOSE
HEALESVILLE VIC 3777**

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Sold Price **\$735,000** Sold Date **05-Aug-25**Distance **0.11km****5 PRESTON WAY HEALESVILLE
VIC 3777**

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Sold Price Sold Date **11-Sep-25**Distance **0.17km****5/337 MAROONDAH HIGHWAY
HEALESVILLE VIC 3777**

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Sold Price **\$721,190** Sold Date **30-Sep-25**Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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