

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 61 Romeo Road, Healesville Vic 3777

Indicative selling price

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

Single price \$1,550,000

Median sale price

Median price \$890,000

Property Type House

Suburb Healesville

Period - From 01/10/2025

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	5 Penny La HEALESVILLE 3777	\$1,670,000	23/01/2026
2	29A Farnham Rd HEALESVILLE 3777	\$1,500,000	27/11/2025
3	2 Margaret Rd HEALESVILLE 3777	\$1,600,000	22/11/2025

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:

24/03/2026 10:50



4 2 9

Rooms: 10
Property Type: House
Land Size: 22409 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,550,000
Median House Price
December quarter 2025: \$890,000

Comparable Properties



5 Penny La HEALESVILLE 3777 (REI/VG)

[Agent Comments](#)

5 3 6

Price: \$1,670,000
Method: Private Sale
Date: 23/01/2026
Property Type: House
Land Size: 3442 sqm approx



29A Farnham Rd HEALESVILLE 3777 (REI)

[Agent Comments](#)

7 3 4

Price: \$1,500,000
Method: Private Sale
Date: 27/11/2025
Property Type: House
Land Size: 4208.73 sqm approx



2 Margaret Rd HEALESVILLE 3777 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,600,000
Method: Private Sale
Date: 22/11/2025
Property Type: House
Land Size: 12788.08 sqm approx

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