

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

140 Wallace Parade, Healesville Vic 3777

Indicative selling price

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

Single price

\$1,295,000

Median sale price

Median price

\$850,000

Property Type

House

Suburb

Healesville

Period - From

01/07/2025

to

30/06/2026

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	63 Farnham Rd HEALESVILLE 3777	\$1,300,000	20/03/2026
2	23 Old Fernshaw Rd HEALESVILLE 3777	\$1,250,000	27/02/2026
3	75 McGregor Av HEALESVILLE 3777	\$1,300,000	06/02/2026

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:

09/07/2026 13:53



 5  2  14

Property Type: House
Land Size: 2100 sqm approx
Agent Comments

Indicative Selling Price
 \$1,295,000
Median House Price
 Year ending June 2026: \$850,000

Comparable Properties

63 Farnham Rd HEALESVILLE 3777 (REI)

Agent Comments

 4  2  2

Price: \$1,300,000
Method: Private Sale
Date: 20/03/2026
Property Type: House (Res)
Land Size: 2957 sqm approx



23 Old Fernshaw Rd HEALESVILLE 3777 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,250,000
Method: Private Sale
Date: 27/02/2026
Property Type: House
Land Size: 803 sqm approx



75 McGregor Av HEALESVILLE 3777 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,300,000
Method: Private Sale
Date: 06/02/2026
Property Type: House
Land Size: 4001 sqm approx