

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

4 Baden Powell Drive, Healesville Vic 3777

Indicative selling price

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

Single price \$370,000

Median sale price

Median price \$885,000

Property Type House

Suburb Healesville

Period - From 01/01/2026

to 31/03/2026

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	9C Marna St HEALESVILLE 3777	\$370,000	17/03/2026
2	7 Marna St HEALESVILLE 3777	\$375,000	04/03/2026
3			

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:

18/06/2026 12:54



0 0 0

Property Type: Land
Land Size: 660 sqm approx
Agent Comments

Indicative Selling Price
\$370,000
Median House Price
March quarter 2026: \$885,000

Comparable Properties

9C Marna St HEALESVILLE 3777 (REI/VG)

Agent Comments

- - -

Price: \$370,000
Method: Private Sale
Date: 17/03/2026
Property Type: Land (Res)
Land Size: 514 sqm approx

7 Marna St HEALESVILLE 3777 (REI/VG)

Agent Comments

- - -

Price: \$375,000
Method: Private Sale
Date: 04/03/2026
Property Type: Land (Res)

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.