

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

11 Edward Street, Healesville Vic 3777

Indicative selling price

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

Range between \$620,000 & \$680,000

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	13 Stephens Rd HEALESVILLE 3777	\$640,000	01/07/2026
2	17a McGregor Av HEALESVILLE 3777	\$625,000	17/06/2026
3	2/89 Maroondah Hwy HEALESVILLE 3777	\$650,000	17/04/2026

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:

14/07/2026 13:08



Property Type: House (Res)

Land Size: 433 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median House Price

Year ending June 2026: \$850,000

Comparable Properties



13 Stephens Rd HEALESVILLE 3777 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 01/07/2026

Property Type: House

Land Size: 744 sqm approx



17a McGregor Av HEALESVILLE 3777 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 17/06/2026

Property Type: House

Land Size: 587 sqm approx



2/89 Maroondah Hwy HEALESVILLE 3777 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 17/04/2026

Property Type: Unit