

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

1 BARRA CLOSE 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Healesville

Period-from

01 Feb 2025

to

31 Jan 2026

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

9/83-87 MAROONDAH HIGHWAY HEALESVILLE VIC 3777	\$595,000	29-Aug-25
6 ROSEMONT MEWS HEALESVILLE VIC 3777	\$595,000	17-Dec-25
4/6 CROWLEY ROAD HEALESVILLE VIC 3777	\$570,000	25-Nov-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: 24 February 2026



**9/83-87 MAROONDAH HIGHWAY
HEALESVILLE VIC 3777**

 3  2  1

Sold Price

\$595,000

Sold Date **29-Aug-25**

Distance **0.12km**



**6 ROSEMONT MEWS HEALESVILLE
VIC 3777**

 2  1  2

Sold Price

^{RS} **\$595,000**

Sold Date **17-Dec-25**

Distance **0.16km**



**4/6 CROWLEY ROAD
HEALESVILLE VIC 3777**

 2  1  1

Sold Price

\$570,000

Sold Date **25-Nov-25**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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