

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 MONTPELLIER STREET 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

or range
between

\$925,000

&

\$975,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Healesville

Period-from

01 Nov 2024

to

31 Oct 2025

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

16 FARNHAM ROAD HEALESVILLE VIC 3777	\$950,000	17-Jul-25
21 DON ROAD HEALESVILLE VIC 3777	\$970,000	13-Mar-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: 13 November 2025


**16 FARNHAM ROAD HEALESVILLE
VIC 3777**

Sold Price

\$950,000

Sold Date

17-Jul-25


3



2



2

Distance

0.64km

**21 DON ROAD HEALESVILLE VIC
3777**

Sold Price

\$970,000

Sold Date

13-Mar-25


4



2



2

Distance

0.45km
RS = Recent sale

UN = Undisclosed Sale

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