

## 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

2-4 BRUMFIELD ROAD HEALESVILLE VIC 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Land

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

|  |           |           |
|--|-----------|-----------|
| 445 MAROONDAH HIGHWAY HEALESVILLE VIC 3777 | \$684,500 | 11-Nov-25 |
| 2 KALAMUNDA TERRACE HEALESVILLE VIC 3777   | \$470,000 | 31-Jul-25 |
| 3 FARNHAM ROAD HEALESVILLE VIC 3777        | \$650,000 | 23-Sep-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: 18 November 2025


**445 MAROONDAH HIGHWAY  
HEALESVILLE VIC 3777**
 -  -  -

Sold Price

<sup>RS</sup>
**\$684,500**

Sold Date

**11-Nov-25**

Distance

**2.85km**

**2 KALAMUNDA TERRACE  
HEALESVILLE VIC 3777**
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Sold Price

<sup>RS</sup>
**\$470,000**
<sup>UN</sup>

Sold Date

**31-Jul-25**

Distance

**3.35km**

**3 FARNHAM ROAD HEALESVILLE  
VIC 3777**
 -  -  -

Sold Price

**\$650,000**

Sold Date

**23-Sep-25**

Distance

**1.43km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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