

## **STATEMENT OF INFORMATION**

17A MCGREGOR AVENUE, HEALESVILLE, VIC 3777

PREPARED BY MARK GUNTHER, FIRST NATIONAL REAL ESTATE MARK GUNTHER

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

another property  
UNDER APPLICATIO

Rental properties are in high demand!  
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17A MCGREGOR AVENUE, HEALESVILLE,  3  1  -

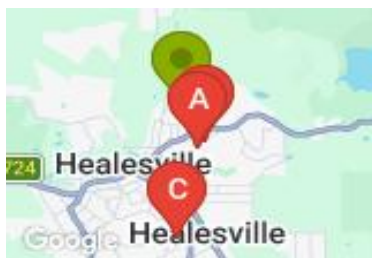
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$640,000 to \$690,000**

Provided by: Mark Gunther, Gunther Real Estate

## MEDIAN SALE PRICE



HEALESVILLE, VIC, 3777

Suburb Median Sale Price (House)

**\$850,000**

01 April 2025 to 31 March 2026

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



7 BENTON RD, HEALESVILLE, VIC 3777

 3  1  3

Sale Price

**\$648,000**

Sale Date: 17/02/2026

Distance from Property: 612m



26 OLD FERNSHAW RD, HEALESVILLE, VIC

 3  2  1

Sale Price

**\$695,000**

Sale Date: 03/07/2025

Distance from Property: 570m



10 CROSLEY ST, HEALESVILLE, VIC 3777

 3  2  2

Sale Price

**\$645,000**

Sale Date: 09/04/2026

Distance from Property: 1.9km



This report has been compiled on 12/05/2026 by Gunther Real Estate. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and postcode

17A MCGREGOR AVENUE, HEALESVILLE, VIC 3777

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$640,000 to \$690,000


### Median sale price

Median price: \$850,000

Property type: House

Suburb: HEALESVILLE

Period: 01 April 2025 to 31 March 2026

Source: 

### Comparable property sales

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
7 BENTON RD, HEALESVILLE, VIC 3777	\$648,000	17/02/2026
26 OLD FERNSHAW RD, HEALESVILLE, VIC 3777	\$695,000	03/07/2025
10 CROSLEY ST, HEALESVILLE, VIC 3777	\$645,000	09/04/2026

This Statement of Information was prepared on: 12/05/2026