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	32 Clydesdale Way, Highton VIC 3216

Indicative selling price

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

Range between $1,095,000 & $1,190,000

Median sale price

Median price $890,000 Property Type House Suburb Highton

Period - From 03/08/2025 to 02/02/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
41 Challambra Crescent Highton VIC 3216	$1,160,000	18/11/2025
19 Lapin Grove Wandana Heights VIC 3216	$1,185,000	02/09/2025
175 Grantham Drive Highton VIC 3216	$1,111,000	10/01/2026

This Statement of Information was prepared on: 03/02/2026