Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Hillcrest Court, Highton VIC 3216

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $874,250 Property Type House Suburb Highton

Period - From 25/01/2026 to 24/07/2026 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
8 Linton Lane Highton VIC 3216	$1,320,000	10/04/2026
6 Meadow Court Highton VIC 3216	$1,280,000	02/05/2026
21 Swanbourne Avenue Highton VIC 3216	$1,345,000	04/02/2026

This Statement of Information was prepared on: 25/07/2026