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	13 Stanbury Avenue, Highton VIC 3216

Indicative selling price

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

Range between $1,090,000 & $1,190,000

Median sale price

Median price $886,000 Property Type House Suburb Highton

Period - From 15/03/2026 to 14/09/2026 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
1-3 Clydesdale Way Highton VIC 3216	$1,160,000	11/06/2026
43 Esperence Crescent Highton VIC 3216	$1,190,000	31/07/2026
24 Kyeema Avenue Highton VIC 3216	$1,155,000	11/05/2026

This Statement of Information was prepared on: 15/09/2026