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	1/37 Hutcheson Avenue, Highton VIC 3216

Indicative selling price

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

Single price $485,000

Median sale price

Median price $520,000 Property Type Unit Suburb Highton

Period - From 28/08/2024 to 27/02/2025 Source price_finder

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

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
3/5 Premier Court Highton VIC	$495,000	30/09/2024
1/77 Glastonbury Drive Highton VIC	$500,000	24/10/2024

This Statement of Information was prepared on: 28/02/2025