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 or locality and postcode	1/60 Barwon Boulevard, Highton Vic 3216

Indicative selling price

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

Range between $910,000 & $960,000

Median sale price

Median price $620,000 Property Type Townhouse Suburb Highton

Period - From 12/12/2023 to 11/12/2024 Source Property Data

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 18 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
1	1/7 Chesterfield Ct NEWTOWN 3220	$930,000	09/05/2024
2	263B Roslyn Rd HIGHTON 3216	$905,000	04/04/2024
3	12/40-42 Percy St NEWTOWN 3220	$940,000	21/03/2024

OR

~~**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 18 months.~~

This Statement of Information was prepared on: 12/12/2024 11:38

1/60 Barwon Boulevard, Highton Vic 3216



3 2 2

Property Type: Townhouse (Single)
Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price
$910,000 - $960,000
Median Townhouse Price
12/12/2023 - 11/12/2024: $620,000

Comparable Properties



1/7 Chesterfield Ct NEWTOWN 3220 (REI/VG)

3 2 2

Price: $930,000
Method: Private Sale
Date: 09/05/2024
Property Type: Townhouse (Single)
Land Size: 334 sqm approx

Agent Comments



263B Roslyn Rd HIGHTON 3216 (REI/VG)

3 2 2

Price: $905,000
Method: Private Sale
Date: 04/04/2024
Property Type: Townhouse (Single)
Land Size: 421 sqm approx

Agent Comments



12/40-42 Percy St NEWTOWN 3220 (REI)

3 2 2

Price: $940,000
Method: Private Sale
Date: 21/03/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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