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	161 Barrabool Road, Highton VIC 3216

Indicative selling price

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

Range between $659,000 & $689,000

Median sale price

Median price $838,000 Property Type House Suburb Highton

Period - From 23/07/2024 to 22/01/2025 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 two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
18 Iona Avenue Belmont VIC	$676,000	09/12/2024
89 Laura Avenue Belmont VIC	$685,000	20/01/2025
25 Konrads Crescent Highton VIC	$675,000	05/12/2024

This Statement of Information was prepared on: 23/01/2025