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	6/153 Barrabool Road, Highton Vic 3216

Indicative selling price

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

Range between $685,000 & $735,000

Median sale price

Median price $620,000 Property Type Townhouse Suburb Highton

Period - From 19/11/2023 to 18/11/2024 Source REIV

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	2/3 Hillary Ct HIGHTON 3216	$720,000	30/05/2024
2	2/118 Thornhill Rd HIGHTON 3216	$750,000	05/03/2024
3	3/4 Caroline St HIGHTON 3216	$705,000	01/02/2024

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: 19/11/2024 09:31

6/153 Barrabool Road, Highton Vic 3216



3 2 2

Property Type: House
Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price
$685,000 - $735,000
Median Townhouse Price
19/11/2023 - 18/11/2024: $620,000

Comparable Properties



2/3 Hillary Ct HIGHTON 3216 (REI/VG)

2 1 1

Price: $720,000
Method: Private Sale
Date: 30/05/2024
Property Type: Townhouse (Res)
Land Size: 424 sqm approx

Agent Comments



2/118 Thornhill Rd HIGHTON 3216 (REI/VG)

3 2 2

Price: $750,000
Method: Private Sale
Date: 05/03/2024
Property Type: Townhouse (Res)
Land Size: 334 sqm approx

Agent Comments



3/4 Caroline St HIGHTON 3216 (REI/VG)

3 2 2

Price: $705,000
Method: Private Sale
Date: 01/02/2024
Property Type: Townhouse (Res)
Land Size: 247 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

REIV THE DIFFERENCE | propertydata.com.au

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