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	30 Mosman Way, Highton Vic 3216

Indicative selling price

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

Range between $1,775,000 & $1,825,000

Median sale price

Median price $897,500 Property Type House Suburb Highton

Period - From 01/10/2023 to 30/09/2024 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	38 Valencay Av HIGHTON 3216	$1,775,000	30/03/2024
2	7 Dumfries Ct HIGHTON 3216	$1,785,000	18/02/2024
3	22b Pepperdine Way HIGHTON 3216	$1,785,000	09/09/2023

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: 11/12/2024 11:20

30 Mosman Way, Highton Vic 3216



4 3 5

Property Type: House
Land Size: 879 sqm approx

Agent Comments

Indicative Selling Price
$1,775,000 - $1,825,000
Median House Price
Year ending September 2024: $897,500

Comparable Properties



38 Valencay Av HIGHTON 3216 (REI/VG)

4 3 3

Price: $1,775,000
Method: Private Sale
Date: 30/03/2024
Property Type: House
Land Size: 816 sqm approx

Agent Comments



7 Dumfries Ct HIGHTON 3216 (REI/VG)

5 3 10

Price: $1,785,000
Method: Private Sale
Date: 18/02/2024
Property Type: House (Res)
Land Size: 1364 sqm approx

Agent Comments



22b Pepperdine Way HIGHTON 3216 (REI/VG)

5 3 -

Price: $1,785,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 653 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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