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	2/260 Roslyn Road, Highton VIC 3216

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $850,000 Property Type Other Suburb Highton

Period - From 15/02/2024 to 17/02/2025 Source core_logic

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

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
12-14 Clyde Street Belmont VIC 3216	$715,000	14/08/2024
32 Murray Street Highton VIC 3216	$700,000	22/08/2024
10 Allen Street Newtown VIC 3220	$700,000	09/04/2024

This Statement of Information was prepared on: 18/02/2025