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 Cedar Grove, Highton VIC 3216

Indicative selling price

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

Range between $1,269,000 & $1,329,000

Median sale price

Median price $850,000 Property Type House Suburb Highton

Period - From 04/08/2024 to 03/02/2025 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
31 Challambra Crescent Highton VIC 3216	$1,100,000	20/12/2024
20 Cedar Grove Highton VIC 3216	$1,100,000	02/10/2024
2 Admiral Court Highton VIC 3216	$1,420,000	22/11/2024

This Statement of Information was prepared on: 04/02/2025