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	30 Carroll Road, Highton VIC 3216

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $838,000 Property Type House Suburb Highton

Period - From 22/07/2024 to 21/01/2025 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
10 Highland Way Highton VIC	$1,190,000	24/10/2024
66 Majestic Drive Highton VIC	$1,150,000	12/09/2024
43 Radstock Avenue Highton VIC	$1,150,000	29/11/2024

This Statement of Information was prepared on: 22/01/2025