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	14 Tara Valley Lane, Highton Vic 3216

Indicative selling price

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

Range between $1,350,000 & $1,425,000

Median sale price

Median price $886,000 Property Type House Suburb Highton

Period - From 01/01/2024 to 31/12/2024 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	15 Karrakatta Gr HIGHTON 3216	$1,450,000	29/08/2024
2	12 Highland Way HIGHTON 3216	$1,395,000	07/03/2024
3	4 Hillary Ct HIGHTON 3216	$1,350,000	13/02/2024

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: 04/03/2025 14:07

14 Tara Valley Lane, Highton Vic 3216



Property Type:
Agent Comments

Indicative Selling Price
$1,350,000 - $1,425,000
Median House Price
Year ending December 2024: $886,000

Comparable Properties



15 Karrakatta Gr HIGHTON 3216 (REI/VG)

4 2 3

Price: $1,450,000
Method: Private Sale
Date: 29/08/2024
Property Type: House
Land Size: 775 sqm approx

Agent Comments



12 Highland Way HIGHTON 3216 (REI/VG)

4 2 2

Price: $1,395,000
Method: Private Sale
Date: 07/03/2024
Property Type: House (Res)
Land Size: 946 sqm approx

Agent Comments



4 Hillary Ct HIGHTON 3216 (REI/VG)

6 3 2

Price: $1,350,000
Method: Sold Before Auction
Date: 13/02/2024
Property Type: House (Res)
Land Size: 771 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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