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	2/11 Carroll Road, Highton VIC 3216

Indicative selling price

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

Range between $1,400,000 & $1,525,000

Median sale price

Median price $867,500 Property Type House Suburb Highton

Period - From 24/08/2024 to 22/02/2025 Source price_finder

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
2 Admiral Court, Highton	$1,420,000	22/11/2024
23 Highett Road Highton VIC	$1,650,000	15/02/2025
15 Karrakatta Grove Highton VIC	$1,450,000	29/08/2024

This Statement of Information was prepared on: 24/02/2025