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	2 Polo Place, Highton Vic 3216

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,061,000 Property Type House Suburb Highton

Period - From 01/01/2025 to 31/03/2025 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	12a Elcho St NEWTOWN 3220	$1,200,000	19/05/2025
2	164 Thornhill Rd HIGHTON 3216	$1,192,000	25/04/2025
3	5 Albert Tce BELMONT 3216	$1,170,500	17/03/2025

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: 23/05/2025 11:08

2 Polo Place, Highton Vic 3216



4 2 2

Rooms: 4
Property Type: House (Res)
Land Size: 490 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
March quarter 2025: $1,061,000

Comparable Properties



12a Elcho St NEWTOWN 3220 (REI)

3 2 2

Price: $1,200,000
Method: Private Sale
Date: 19/05/2025
Property Type: House
Land Size: 371 sqm approx

Agent Comments



164 Thornhill Rd HIGHTON 3216 (REI)

4 3 6

Price: $1,192,000
Method: Private Sale
Date: 25/04/2025
Property Type: House

Agent Comments



5 Albert Tce BELMONT 3216 (VG)

4 - -

Price: $1,170,500
Method: Sale
Date: 17/03/2025
Property Type: House (Res)
Land Size: 552 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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