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	3 Woodfern Court, Highton VIC 3216

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $850,000 Property Type House Suburb Highton

Period - From 16/03/2025 to 15/09/2025 Source Cotality™

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 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
1 Dunsmore Road Highton VIC 3216	$792,500	15/08/2025
105 Glastonbury Drive Highton VIC 3216	$795,000	28/05/2025
182 South Valley Road Highton VIC 3216	$797,000	14/05/2025

This Statement of Information was prepared on: 16/09/2025