

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

43 CARA ROAD HIGHTON VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Highton

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

12 WESTBURY TERRACE HIGHTON VIC 3216	\$1,200,000	05-May-25
47 MONTELLIER DRIVE HIGHTON VIC 3216	\$1,180,000	07-Dec-24
38 CARA ROAD HIGHTON VIC 3216	\$1,232,500	10-Jul-24

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: 21 May 2025



**12 WESTBURY TERRACE HIGHTON
VIC 3216**

Sold Price

^{RS}

\$1,200,000

Sold Date

05-May-25



4



2



-

Distance

0.85km



**47 MONTELLIER DRIVE HIGHTON
VIC 3216**

Sold Price

\$1,180,000

Sold Date

07-Dec-24



4



2



3

Distance

0.62km



38 CARA ROAD HIGHTON VIC 3216

Sold Price

\$1,232,500

Sold Date

10-Jul-24



4



2



1

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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