

# 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

3 Bilby Lane, Highton Vic 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,700,000

&

\$1,850,000

### Median sale price

Median price \$882,500

Property Type House

Suburb Highton

Period - From 01/07/2024

to

30/06/2025

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	29 Highpoint Cr HIGHTON 3216	\$1,700,000	17/03/2025
2	58 Rivergum Dr HIGHTON 3216	\$1,875,000	07/12/2024
3	44 Stoneleigh Cr HIGHTON 3216	\$1,705,000	08/11/2024

**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:

08/07/2025 16:31

3 Bilby Lane, Highton Vic 3216



5 3 3

**Property Type:** House  
**Land Size:** 814 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,700,000 - \$1,850,000  
**Median House Price**  
Year ending June 2025: \$882,500

## Comparable Properties



**29 Highpoint Cr HIGHTON 3216 (REI/VG)**

**Agent Comments**

4 5 2

**Price:** \$1,700,000  
**Method:** Private Sale  
**Date:** 17/03/2025  
**Property Type:** House  
**Land Size:** 781 sqm approx



**58 Rivergum Dr HIGHTON 3216 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,875,000  
**Method:** Private Sale  
**Date:** 07/12/2024  
**Property Type:** House  
**Land Size:** 803 sqm approx



**44 Stoneleigh Cr HIGHTON 3216 (REI/VG)**

**Agent Comments**

5 2 2

**Price:** \$1,705,000  
**Method:** Private Sale  
**Date:** 08/11/2024  
**Property Type:** House  
**Land Size:** 755 sqm approx

**Account** - Jellis Craig Barwon Heads



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