

# 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 Queens Park Road, 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$860,000

Property Type

House

Suburb

Highton

Period - From

20/11/2024

to

19/05/2025

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 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
12 Westbury Terrace Highton VIC	\$1,200,000	26/04/2025
31 Challambra Crescent Highton VIC	\$1,100,000	19/12/2024
8 The Ridge Highton VIC	\$1,180,000	09/04/2025

This Statement of Information was prepared on:

20/05/2025