

# 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

1/4 Cara 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

\$809,000

&

\$859,000

### 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	3/11 Jinjella Rd HIGHTON 3216	\$850,000	15/05/2025
2	33 Ferndale Pde HIGHTON 3216	\$810,000	05/12/2024
3	8 Mckeown La BELMONT 3216	\$820,000	24/10/2024

**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:

01/07/2025 13:46



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$809,000 - \$859,000  
**Median House Price**  
March quarter 2025: \$1,061,000

## Comparable Properties



**3/11 Jinjella Rd HIGHTON 3216 (REI/VG)**

Agent Comments



**Price:** \$850,000  
**Method:** Private Sale  
**Date:** 15/05/2025  
**Property Type:** House  
**Land Size:** 330 sqm approx



**33 Ferndale Pde HIGHTON 3216 (REI/VG)**

Agent Comments



**Price:** \$810,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** House  
**Land Size:** 704 sqm approx



**8 Mckeown La BELMONT 3216 (REI/VG)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 24/10/2024  
**Property Type:** House (Res)  
**Land Size:** 215 sqm approx

**Account - Jellis Craig** | P: 03 5222 7325