Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1/4 Cara Road, Highton Vic 3216
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$809,000 & \$859,00

Median sale price

Median price	\$1,061,000	Pro	perty 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)



Price: \$820,000 Method: Private Sale Date: 24/10/2024

Property Type: House (Res) Land Size: 215 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 5222 7325





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