

# 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

4/165 Barrabool Road, Highton VIC 3216

### Indicative selling price

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

Range between

\$529,000

&

\$569,000

### Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Highton

Period - From

25/12/2024

to

24/06/2025

Source

core\_logic

### 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
1/37 Hutcheson Avenue Highton VIC 3216	\$502,000	07/04/2025
2/74 Barrabool Road Highton VIC 3216	\$500,000	26/03/2025
2/1 Linthwaite Close Highton VIC 3216	\$520,000	21/01/2025

This Statement of Information was prepared on:

25/06/2025