

# 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

33 Nedlands Drive, 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

\$460,000

&

\$480,000

### Median sale price

Median price

\$887,500

Property Type

Other

Suburb

Highton

Period - From

03/12/2025

to

02/06/2026

Source

Cotality™

### Comparable property sales (\*Delete A or B below as applicable)

**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 eighteen months.

| Address of comparable property     | Price     | Date of sale |
|------------------------------------|-----------|--------------|
| 25 Mosman Way Highton VIC 3216     | \$470,000 | 19/01/2026   |
| 11 Floreat Avenue Highton VIC 3216 | \$425,000 | 18/02/2026   |
|                                    |           |              |

This Statement of Information was prepared on:

03/06/2026

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.