

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 Northam Avenue, Highton VIC 3216

Indicative selling price

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

Range between

\$795,000

&

\$845,000

Median sale price

Median price

\$874,250

Property Type

House

Suburb

Highton

Period - From

03/02/2026

to

03/08/2026

Source

Cotality™

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
28 Brassey Avenue, Highton VIC 3216	\$822,000	23/06/2026
6 Larcombe Street, Highton VIC 3216	\$835,000	27/05/2026
13 Cobden Street, Highton VIC 3216	\$808,000	05/05/2026

This Statement of Information was prepared on:

04/08/2026