

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

1/12 CEDAR GROVE HIGHTON VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,450

Property type

Unit

Suburb

Highton

Period-from

01 Apr 2025

to

31 Mar 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 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

1/9 CEDAR GROVE HIGHTON VIC 3216	\$639,000	24-Jan-26
2/10 BARWON BOULEVARD HIGHTON VIC 3216	\$635,000	05-Jun-25
7/221 ROSLYN ROAD BELMONT VIC 3216	\$650,000	22-Dec-24

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: 08 April 2026



1/9 CEDAR GROVE HIGHTON VIC 3216

 3
  1
  2

Sold Price

\$639,000

Sold Date

24-Jan-26

Distance

0.07km



2/10 BARWON BOULEVARD HIGHTON VIC 3216

 2
  1
  1

Sold Price

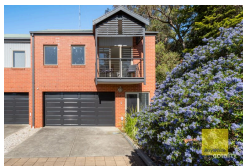
\$635,000

Sold Date

05-Jun-25

Distance

0.29km



7/221 ROSLYN ROAD BELMONT VIC 3216

 2
  2
  2

Sold Price

\$650,000

Sold Date

22-Dec-24

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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