

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

36 Augustine Drive, Highton VIC 3216

Indicative selling price

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

Range between \$949,000 & \$999,000

Median sale price

Median price \$890,000 Property Type House Suburb Highton

Period - From 02/08/2025 to 01/02/2026 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
9 Conway Court, Highton	\$940,000	23/12/2025
6-8 University Drive, Highton	\$910,000	17/11/2025
5 Pepperdine Way, Highton	\$976,000	17/11/2025

This Statement of Information was prepared on:

02/02/2026