

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 or
locality and postcode

17 Lein Crt Highton 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 \$ 729,000

or range between

&

Median sale price

Median price \$800,000

Property type 3 Bed House

Suburb Highton vic 3216

Period - From Dec 2024

to

Nov 2025

Source Realestate.com.au

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
2 Elmsford Court Highton 3216 (3B/2B/1C on 300m2 land / 1 storey)	\$703,000	12 Nov 2025
13 Nunan Court Highton 3216 (3B/2B/2C on 376m2 land / 1 storey)	\$737,000	24 Sept 2025
	\$	

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: 11/12/2025