

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

23 Highland Way 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 \$ 1,879,000

or range
between

xxxxxxxxxx

&

xxxxxxxxxx

Median sale price

Median price

\$990,000

Property type

House

Suburb

Highton 3216

Period -
From

09/2025

to

08/ 2026

Source

PROPERTY.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

9 Orchardview Crt Highton 3216 - 5/3/2 - 952m2	\$1,870,000	14/09/2026
72 Stoneleigh Drive Highton 4/2/4 – 1185m2	\$2,750,000	08/07/2026
2 Parkland Court Highton 3216 – 4/3/2 – 1295m2	\$1840,000	22/05/2026

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: 16/09/2026