

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 17-19 St Elmo Crescent 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 \$ 1,789,000 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
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: 22/09/2026