

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

1/13 FINNINGLEY COURT 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

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Highton

Period-from

01 Nov 2024

to

31 Oct 2025

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

46 REYNOLDS ROAD BELMONT VIC 3216	640000	14-May-25
72 GLASTONBURY DRIVE HIGHTON VIC 3216	598500	03-Aug-25
28 HOMEWOOD LANE HIGHTON VIC 3216	600000	18-Jun-25

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 November 2025



**46 REYNOLDS ROAD BELMONT
VIC 3216**

3 2 2

Sold Price

640000

Sold Date **14-May-25**

Distance **0.66km**



**72 GLASTONBURY DRIVE
HIGHTON VIC 3216**

3 1 1

Sold Price

598500

Sold Date **03-Aug-25**

Distance **0.38km**



**28 HOMEWOOD LANE HIGHTON
VIC 3216**

2 1 2

Sold Price

600000

Sold Date **18-Jun-25**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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