

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

7/153 BARRABOOL ROAD 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

\$730,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$564,900

Property type

Unit

Suburb

Highton

Period-from

01 Aug 2025

to

31 Jul 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 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

28 VANESSA AVENUE HIGHTON VIC 3216	\$780,000	17-Jul-26
5A CANTERBURY COURT WANDANA HEIGHTS VIC 3216	\$770,000	14-Apr-26
158 GRANTHAM DRIVE HIGHTON VIC 3216	\$760,000	18-May-26

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: 24 August 2026



28 VANESSA AVENUE HIGHTON VIC 3216

3 2 1

Sold Price

^{RS}

\$780,000

Sold Date

17-Jul-26

Distance

0.69km



5A CANTERBURY COURT WANDANA HEIGHTS VIC 3216

3 2 2

Sold Price

\$770,000

Sold Date

14-Apr-26

Distance

0.75km



158 GRANTHAM DRIVE HIGHTON VIC 3216

4 2 2

Sold Price

\$760,000

Sold Date

18-May-26

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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