

Statement of Information

Singleresidentialproperty located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/156 PIGDONS 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

\$610,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$523,000

Property type

Unit

Suburb

Highton

Period-from

01 Aug 2024

to

31 Jul 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

13/1-3 CUMULUS AVENUE HIGHTON VIC 3216	\$645,000	12-Nov-24
15/1-3 CUMULUS AVENUE HIGHTON VIC 3216	\$686,000	04-Apr-24
3/114 SOUTH VALLEY ROAD HIGHTON VIC 3216	\$689,450	20-Jan-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: 25 August 2025

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13/1-3 CUMULUS AVENUE
HIGHTON VIC 3216

2 2 1

Sold Price \$645,000 Sold Date 12-Nov-24

Distance 0.4km



15/1-3 CUMULUS AVENUE
HIGHTON VIC 3216

2 2 1

Sold Price \$686,000 Sold Date 04-Apr-24

Distance 0.4km



3/114 SOUTH VALLEY ROAD
HIGHTON VIC 3216

2 2 1

Sold Price \$689,450 Sold Date 20-Jan-25

Distance 1.17km

RS= Recent sale

UN= Undisclosed Sale

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