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

8 WOOLBRAE PLACE HIGHTON	VIC 3216
	10 0210

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee		&	\$1,200,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$430,000	Property type	Land	Suburb	Highton			

31 May 2025

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2024

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.

to

Address of comparable property	Price	Date of sale
2 WOOLONDOON DRIVE HIGHTON VIC 3216	\$1,300,000	06-Oct-24
36 SPRINGDALE RISE HIGHTON VIC 3216	\$1,105,000	22-May-24
43 RADSTOCK AVENUE HIGHTON VIC 3216	\$1,150,000	07-Oct-24

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: 20 June 2025



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Sale Team M 038351 6300 E info@apmrealestate.com.au



 2 WOOLONDOON DRIVE HIGHTON Sold Price
 \$1,300,000 Sold Date
 06-Oct-24

 VIC 3216
 Distance
 0.06km



 36 SPRINGDALE RISE HIGHTON VIC 3216
 Sold Price
 \$1,105,000 Sold Date 22-May-24

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43 RAE VIC 321		AVENUE HIGHTON	Sold Price	\$1,150,000	Sold Date	07-Oct-24
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103 GR VIC 321		M DRIVE HIGHTON	Sold Price	\$700,000	Sold Date	23-Jan-25
	2	⇔ 2			Distance	0.47km

RS = Recent sale UN = Undisclosed Sale

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