

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Stanbury Avenue, Highton VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,125,000

&

\$1,225,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Highton

Period - From

28/02/2026

to

30/08/2026

Source

Cotality™

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
32 Clydesdale Way Highton VIC 3216	\$1,129,000	19/03/2026
43 Esperence Crescent Highton VIC 3216	\$1,190,000	31/07/2026
7 Ettric Way Highton VIC 3216	\$1,197,500	12/07/2026

This Statement of Information was prepared on:

01/09/2026