

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

2/6 THORNHILL 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

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$564,950

Property type

Unit

Suburb

Highton

Period-from

01 Sep 2025

to

31 Aug 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

4/165 BARRABOOL ROAD HIGHTON VIC 3216	\$595,000	07-Aug-25
1/10 BONSEY ROAD HIGHTON VIC 3216	\$585,000	03-May-25
1/69 SOUTH VALLEY ROAD HIGHTON VIC 3216	\$642,000	28-Aug-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: 23 September 2026


**4/165 BARRABOOL ROAD
HIGHTON VIC 3216**

 2
  1
  1

Sold Price

\$595,000

Sold Date **07-Aug-25**

Distance

0.3km

**1/10 BONSEY ROAD HIGHTON VIC
3216**

 2
  1
  2

Sold Price

\$585,000

Sold Date **03-May-25**

Distance

0.87km

**1/69 SOUTH VALLEY ROAD
HIGHTON VIC 3216**

 2
  1
  1

Sold Price

\$642,000

Sold Date **28-Aug-25**

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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