

# 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 21 Montrose Place, Highton, VIC 3216

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,780,000 & \$1,900,000

### Median sale price

Median price \$917,000 Property type House Suburb HIGHTON  
Period - From 15/05/2023 to 14/05/2024 Source core\_logic

### Comparable property sales

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 eighteen months.

	Address of comparable property	Price	Date of sale
1	36-38 Rivergum Drive Highton Vic 3216	\$1,840,000	2024-01-23
2	18 Heathfield Court Newtown Vic 3220	\$1,850,000	2023-11-10
3			

This Statement of Information was prepared on: 15/05/2024

