

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

21 North Valley Road, Highton VIC 3216

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$890,000

Property Type

House

Suburb

Highton

Period - From

09/12/2025

to

09/06/2026

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
5 Thornhill Road Highton VIC 3216	\$830,000	27/04/2026
22 Dunsmore Road Highton VIC 3216	\$873,500	29/01/2026
3 Nireeda Court Wandana Heights VIC 3216	\$830,000	13/01/2026

This Statement of Information was prepared on:

10/06/2026