

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 or
locality and postcode

32 Cara Road, Highton Vic 3216

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$882,500

Property Type

House

Suburb

Highton

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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
1	22 Roberts Rd BELMONT 3216	\$800,000	15/02/2025
2	10 Thornbury La HIGHTON 3216	\$785,000	24/01/2025
3	5 Porter Av HIGHTON 3216	\$765,000	13/12/2024

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:

28/03/2025 11:39



Property Type: House (Previously Occupied - Detached)
Land Size: 889 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
December quarter 2024: \$882,500

Comparable Properties



22 Roberts Rd BELMONT 3216 (REI)

[Agent Comments](#)



Price: \$800,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 810 sqm approx



10 Thornbury La HIGHTON 3216 (REI/VG)

[Agent Comments](#)



Price: \$785,000
Method: Private Sale
Date: 24/01/2025
Property Type: House
Land Size: 665 sqm approx



5 Porter Av HIGHTON 3216 (VG)

[Agent Comments](#)



Price: \$765,000
Method: Sale
Date: 13/12/2024
Property Type: House (Res)
Land Size: 589 sqm approx