

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

268 MOUNT PLEASANT 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

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$874,250

Property type

House

Suburb

Highton

Period-from

01 Jul 2025

to

30 Jun 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

13 LAMBHILL CRESCENT HIGHTON VIC 3216	\$840,000	27-Jan-26
26 REIGATE ROAD HIGHTON VIC 3216	\$950,000	25-Apr-25
14A ADELAIDE STREET HIGHTON VIC 3216	\$900,000	21-Nov-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: 21 July 2026


13 LAMBHILL CRESCENT HIGHTON VIC 3216
 3  1  1

Sold Price

\$840,000

Sold Date

27-Jan-26

Distance

0.09km

26 REIGATE ROAD HIGHTON VIC 3216
 4  2  3

Sold Price

\$950,000

Sold Date

25-Apr-25

Distance

0.26km

14A ADELAIDE STREET HIGHTON VIC 3216
 3  2  2

Sold Price

\$900,000

Sold Date

21-Nov-25

Distance

0.28km

29 MONTPELLIER DRIVE HIGHTON VIC 3216
 3  2  2

Sold Price

\$870,000

Sold Date

26-Nov-25

Distance

0.33km

3/173 BARRABOOL ROAD HIGHTON VIC 3216
 4  3  2

Sold Price

Sold Date

12-Feb-26

Distance

0.38km
RS = Recent sale

UN = Undisclosed Sale

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