

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

7 CUMULUS AVENUE 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

House

Suburb

Highton

Period-from

01 May 2025

to

30 Apr 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

| | | |
|-------------------------------------|-------------|-----------|
| 2 KENNEDY GROVE HIGHTON VIC 3216 | \$1,350,000 | 29-Aug-25 |
| 33 RADSTOCK AVENUE HIGHTON VIC 3216 | \$1,310,000 | 12-Feb-26 |
| 33 SPRINGDALE RISE HIGHTON VIC 3216 | \$1,255,000 | 06-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: 05 May 2026



2 KENNEDY GROVE HIGHTON VIC 3216

Sold Price

\$1,350,000

Sold Date **29-Aug-25**

 5  2  2

Distance **1.15km**



33 RADSTOCK AVENUE HIGHTON VIC 3216

Sold Price

^{RS} **\$1,310,000**

Sold Date **12-Feb-26**

 4  3  3

Distance **2.63km**



33 SPRINGDALE RISE HIGHTON VIC 3216

Sold Price

\$1,255,000

Sold Date **06-Nov-25**

 4  2  2

Distance **2.31km**

RS = Recent sale

UN = Undisclosed Sale

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