

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

2601/104 COLAC 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Highton

Period-from

01 Feb 2025

to

31 Jan 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

22/104 COLAC ROAD HIGHTON VIC 3216	\$564,900	21-Oct-25
25/104 COLAC ROAD HIGHTON VIC 3216	\$555,000	12-Sep-25
27/104 COLAC ROAD HIGHTON VIC 3216	\$587,000	11-Oct-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: 17 February 2026



22/104 COLAC ROAD HIGHTON VIC 3216

Sold Price	\$564,900	Sold Date	21-Oct-25
Distance		0km	

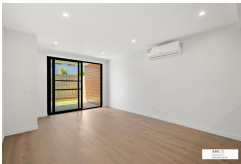
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25/104 COLAC ROAD HIGHTON VIC 3216

Sold Price	\$555,000	Sold Date	12-Sep-25
Distance		0km	

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27/104 COLAC ROAD HIGHTON VIC 3216

Sold Price	\$587,000	Sold Date	11-Oct-25
Distance		0km	

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RS = Recent sale UN = Undisclosed Sale

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