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	12 HIGHVIEW RISE METUNG VIC 3904

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	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$628,500	Property type	House	Suburb	Metung
Period-from	01 Dec 2024	to	30 Nov 2025	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
28 LEIGHTON BAY DRIVE METUNG VIC 3904	$620,000	07-Nov-25
11 DAVID ROAD METUNG VIC 3904	$637,000	04-Sep-25
4 ALLAN STREET METUNG VIC 3904	$700,000	14-Feb-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: 10 December 2025

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28 LEIGHTON BAY DRIVE METUNG VIC 3904

3 1 2

Sold Price RS $620,000 Sold Date 07-Nov-25

Distance 0.66km



11 DAVID ROAD METUNG VIC 3904

3 1 4

Sold Price $637,000 Sold Date 04-Sep-25

Distance 1.15km



4 ALLAN STREET METUNG VIC 3904

2 2 2

Sold Price $700,000 Sold Date 14-Feb-25

Distance 2.47km

RS = Recent sale **UN** = Undisclosed Sale

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