

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 507/1148 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between \$430,000 & \$450,000

Median sale price

Median price \$642,250 Property Type Unit Suburb Highett

Period - From 01/07/2025 to 30/06/2026 Source Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	111/30 Munro Av CHELTENHAM 3192	\$482,000	29/05/2026
2	207/1217 Nepean Hwy HIGHETT 3190	\$445,000	09/05/2026
3	101/1148 Nepean Hwy HIGHETT 3190	\$450,000	13/02/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 01/07/2026 12:25



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median Unit Price
01/07/2025 - 30/06/2026: \$642,250

Comparable Properties



111/30 Munro Av CHELTENHAM 3192 (REI)

Agent Comments



Price: \$482,000
Method: Private Sale
Date: 29/05/2026
Property Type: Apartment



207/1217 Nepean Hwy HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$445,000
Method: Private Sale
Date: 09/05/2026
Property Type: Apartment

101/1148 Nepean Hwy HIGHETT 3190 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 13/02/2026
Property Type: Flat/Unit/Apartment (Res)

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