

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

1/1229 NEPEAN HIGHWAY HIGHETT VIC 3190

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

\$1,095,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Highett

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

3/8 DAWN STREET HIGHETT VIC 3190	\$1,241,000	16-Nov-25
3/7 ALFRED STREET HIGHETT VIC 3190	\$1,200,000	19-Nov-25

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 6 months.

This Statement of Information was prepared on: 16 April 2026


**3/8 DAWN STREET HIGHETT VIC
3190**

Sold Price

\$1,241,000

Sold Date

16-Nov-25
 3
  2
  2

Distance

0.4km

**3/7 ALFRED STREET HIGHETT VIC
3190**

Sold Price

\$1,200,000

Sold Date

19-Nov-25
 3
  2
  2

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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