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	G9/8 Bottlebrush Wlk, Highett Vic 3190

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $665,000 Property Type Unit Suburb Highett

Period - From 13/05/2025 to 12/05/2026 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	117/220 Bay Rd SANDRINGHAM 3191	$667,500	06/05/2026
2	2/58 Turner Rd HIGHETT 3190	$705,000	03/05/2026
3	111/220 Bay Rd SANDRINGHAM 3191	$660,000	25/04/2026

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: 13/05/2026 18:50

G9/8 Bottlebrush Wlk, Highett Vic 3190



2 2 1

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
13/05/2025 - 12/05/2026: $665,000

Comparable Properties



117/220 Bay Rd SANDRINGHAM 3191 (REI)

2 2 2

Price: $667,500
Method: Private Sale
Date: 06/05/2026
Property Type: Apartment

Agent Comments



2/58 Turner Rd HIGHETT 3190 (REI)

2 2 1

Price: $705,000
Method: Sold Before Auction
Date: 03/05/2026
Property Type: Townhouse (Res)

Agent Comments



111/220 Bay Rd SANDRINGHAM 3191 (REI)

2 1 1

Price: $660,000
Method: Private Sale
Date: 25/04/2026
Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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