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	9a Wilson Street, Highett Vic 3190

Indicative selling price

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

Range between $1,600,000 & $1,690,000

Median sale price

Median price $1,370,000 Property Type Townhouse Suburb Highett

Period - From 03/02/2025 to 02/02/2026 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	85a Wickham Rd HAMPTON EAST 3188	$1,700,000	16/12/2025
2	13a Munro Av CHELTENHAM 3192	$1,600,100	22/11/2025
3	9a Tarwin Av HAMPTON EAST 3188	$1,800,000	20/11/2025

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: 03/02/2026 14:38

9a Wilson Street, Highett Vic 3190



4 2.5 2

Rooms: 8
Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,600,000 - $1,690,000
Median Townhouse Price
03/02/2025 - 02/02/2026: $1,370,000

Comparable Properties



85a Wickham Rd HAMPTON EAST 3188 (REI/VG)

4 3 2

Price: $1,700,000
Method: Private Sale
Date: 16/12/2025
Property Type: Townhouse (Single)
Land Size: 291 sqm approx

Agent Comments



13a Munro Av CHELTENHAM 3192 (REI/VG)

4 3 2

Price: $1,600,100
Method: Sold Before Auction
Date: 22/11/2025
Property Type: Townhouse (Single)
Land Size: 296 sqm approx

Agent Comments



9a Tarwin Av HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,800,000
Method: Private Sale
Date: 20/11/2025
Property Type: Townhouse (Res)
Land Size: 376 sqm approx

Agent Comments

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

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