

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

7 Aster Crescent, Highett Vic 3190

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,580,000 Property Type House Suburb Highett

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	56 Spring Rd HAMPTON EAST 3188	\$1,300,000	05/12/2025
2	1 Viola Cr HIGHETT 3190	\$1,325,000	29/11/2025
3	150 Rowans Rd MOORABBIN 3189	\$1,250,000	15/11/2025

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:

21/04/2026 14:17



4 2 1

Property Type: House
Land Size: 642 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 March quarter 2026: \$1,580,000

Comparable Properties



56 Spring Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 05/12/2025
Property Type: House (Res)
Land Size: 597 sqm approx



1 Viola Cr HIGHETT 3190 (REI/VG)

Agent Comments

3 1 3

Price: \$1,325,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 670 sqm approx



150 Rowans Rd MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 3

Price: \$1,250,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 792 sqm approx

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