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	45b Lawson Parade, Highett Vic 3190

Indicative selling price

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

Range between $1,650,000 & $1,800,000

Median sale price

Median price $865,000 Property Type Unit 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	110a Wickham Rd HAMPTON EAST 3188	$1,745,000	14/04/2026
2	421A Highett Rd HIGHETT 3190	$1,665,000	28/03/2026
3	1a Crest Av HAMPTON EAST 3188	$1,835,000	09/01/2026

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: 11/06/2026 09:34

45b Lawson Parade, Highett Vic 3190

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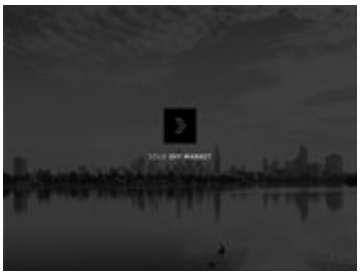
4 3 2

Property Type: Townhouse

Indicative Selling Price
$1,650,000 - $1,800,000
Median Unit Price
March quarter 2026: $865,000

Comparable Properties



110a Wickham Rd HAMPTON EAST 3188 (REI)

4 2 2

Price: $1,745,000
Method: Private Sale
Date: 14/04/2026
Property Type: Townhouse (Single)

Agent Comments



421A Highett Rd HIGHETT 3190 (REI)

4 3 2

Price: $1,665,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)

Agent Comments



1a Crest Av HAMPTON EAST 3188 (REI/VG)

4 3 3

Price: $1,835,000
Method: Private Sale
Date: 09/01/2026
Property Type: Townhouse (Single)
Land Size: 301 sqm approx

Agent Comments

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