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	36a Beaumaris Parade, Highett Vic 3190

Indicative selling price

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

Single price $1,090,000

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	30 Lonsdale Av HAMPTON EAST 3188	$1,080,000	22/05/2026
2	2 Oaklands Ct HIGHETT 3190	$1,100,000	29/04/2026
3	3/21 View St HIGHETT 3190	$1,130,000	13/03/2026

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: 01/06/2026 15:25

36a Beaumaris Parade, Highett Vic 3190



3 1 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,090,000
Median House Price
March quarter 2026: $1,580,000

Comparable Properties



30 Lonsdale Av HAMPTON EAST 3188 (REI)

2 1 2

Price: $1,080,000
Method: Private Sale
Date: 22/05/2026
Property Type: House

Agent Comments



2 Oaklands Ct HIGHETT 3190 (REI)

2 2 1

Price: $1,100,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)

Agent Comments



3/21 View St HIGHETT 3190 (REI)

3 2 2

Price: $1,130,000
Method: Sold Before Auction
Date: 13/03/2026
Property Type: Unit
Land Size: 277 sqm approx

Agent Comments

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

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