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	12 Desmond Avenue, Highett Vic 3190

Indicative selling price

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

Range between $1,290,000 & $1,350,000

Median sale price

Median price $1,505,000 Property Type House Suburb Highett

Period - From 01/04/2026 to 30/06/2026 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	27 Clements St HIGHETT 3190	$1,417,000	04/07/2026
2	6 Royal Tce HIGHETT 3190	$1,350,000	13/06/2026
3	14 Rowans Rd HIGHETT 3190	$1,250,000	07/07/2026

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: 16/07/2026 10:37

12 Desmond Avenue, Highett Vic 3190



3 1 5

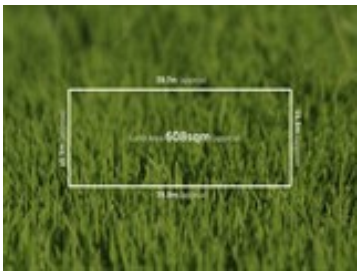
Rooms: 8
Property Type: House
Land Size: 716 sqm approx

Agent Comments

Indicative Selling Price
$1,290,000 - $1,350,000
Median House Price
June quarter 2026: $1,505,000

Commanding an extraordinary 19.9-metre frontage on 716sqm (approx.), this is a Bayside opportunity of exceptional scale, flexibility and future potential. Whether you're a visionary renovator, prestige home builder or astute developer, the possibilities here are as impressive as the land itself. Set behind a broad triple-fronted façade, the property offers immediate versatility with a beautifully maintained three-bedroom weatherboard home, a separate two-bedroom rear dwelling ready for transformation, and an enormous five-car garage with workshop space that will excite tradies.

Comparable Properties



27 Clements St HIGHETT 3190 (REI)

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Price: $1,417,000
Method: Private Sale
Date: 04/07/2026
Property Type: Land
Land Size: 608 sqm approx

Agent Comments



6 Royal Tce HIGHETT 3190 (REI)

4 3 3

Price: $1,350,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 1179 sqm approx

Agent Comments



14 Rowans Rd HIGHETT 3190 (REI)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 07/07/2026
Property Type: House
Land Size: 593 sqm approx

Agent Comments

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

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