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	204/1142c Nepean Highway, Highett VIC 3190

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $852,500 Property Type Unit Suburb Highett

Period - From 10/01/2026 to 09/07/2026 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
108/1142b Nepean Hwy, Highett Vic	$410,000	10/02/2026
104/9 Chesterville Rd, Cheltenham Vic	$420,000	07/05/2026
5/1142a Nepean Hwy, Highett Vic	$425,000	29/01/2026

This Statement of Information was prepared on: 10/07/2026