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	1/1 Dawn Street, Highett Vic 3190

Indicative selling price

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

Single price $1,475,000

Median sale price

Median price	$1,282,500	Property Type	Townhouse	Suburb	Highett
Period - From	10/08/2025	to	09/08/2026	Source	Property Data

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	8b Devon St CHELTENHAM 3192	$1,470,000	08/08/2026
2	21B Mount View Rd HIGHETT 3190	$1,410,000	07/07/2026
3	2/11 Olympic Av CHELTENHAM 3192	$1,455,000	22/06/2026

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: 10/08/2026 16:37

1/1 Dawn Street, Highett Vic 3190

4 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$1,475,000
Median Townhouse Price
10/08/2025 - 09/08/2026: $1,282,500

Comparable Properties

8b Devon St CHELTENHAM 3192 (REI)

4 3 2

Price: $1,470,000
Method: Auction Sale
Date: 08/08/2026
Property Type: Townhouse (Res)

Agent Comments

21B Mount View Rd HIGHETT 3190 (REI)

4 3 2

Price: $1,410,000
Method: Private Sale
Date: 07/07/2026
Property Type: Townhouse (Res)
Land Size: 326 sqm approx

Agent Comments

2/11 Olympic Av CHELTENHAM 3192 (REI)

4 3 2

Price: $1,455,000
Method: Private Sale
Date: 22/06/2026
Property Type: Townhouse (Single)
Land Size: 291 sqm approx

Agent Comments

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

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