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	408/1142b Nepean Highway, Highett VIC 3190

Indicative selling price

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

Range between $440,000 & $460,000

Median sale price

Median price $736,000 Property Type Unit Suburb Highett

Period - From 08/02/2026 to 07/08/2026 Source Cotality™

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
904/6 Railway Road Cheltenham VIC 3192	$457,500	21/02/2026
102/157 Park Road Cheltenham VIC 3192	$469,000	09/04/2026
206/93 Cavanagh Street Cheltenham VIC 3192	$470,000	21/05/2026

This Statement of Information was prepared on: 08/08/2026