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	1060 Nepean Highway, Highett, VIC 3190

Indicative selling price

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

Single price	$1,199,000

Median sale price

Median price	$1,453,500	Property Type	House	Suburb	HIGHETT
Period - From	14/05/2024	to	13/11/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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
1 19 Carrington Street Hampton East Vic 3188	$1,200,000	2024-08-03
2 18 Dennis Street Highett Vic 3190	$1,181,800	2024-10-07
3 26 Widdop Crescent Hampton East Vic 3188	$1,180,000	2024-10-12

This Statement of Information was prepared on: 14/11/2024