

# 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

111/1056 Nepean Highway, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000 & \$430,000

### Median sale price

Median price \$762,500 Property Type Unit Suburb Highett

Period - From 01/10/2023 to 30/09/2024 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	502/5a Remington Dr HIGHETT 3190	\$425,000	02/09/2024
2	503/1148 Nepean Hwy HIGHETT 3190	\$422,500	19/08/2024
3	507/1146 Nepean Hwy HIGHETT 3190	\$422,500	20/05/2024

**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:

13/10/2024 14:02



**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$395,000 - \$430,000

**Median Unit Price**

Year ending September 2024: \$762,500

## Comparable Properties



**502/5a Remington Dr HIGHETT 3190 (REI/VG)** Agent Comments



**Price:** \$425,000  
**Method:** Private Sale  
**Date:** 02/09/2024  
**Property Type:** Apartment



**503/1148 Nepean Hwy HIGHETT 3190 (REI/VG)** Agent Comments



**Price:** \$422,500  
**Method:** Private Sale  
**Date:** 19/08/2024  
**Property Type:** Apartment



**507/1146 Nepean Hwy HIGHETT 3190 (REI/VG)** Agent Comments



**Price:** \$422,500  
**Method:** Private Sale  
**Date:** 20/05/2024  
**Property Type:** Apartment

**Account - Ray White Cheltenham | P: 03 9584 8288 | F: 03 9271 8999**



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