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	5/1142a Nepean Highway, Highett VIC 3190

Indicative selling price

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

Single price	$435,000

Median sale price

Median price	$685,000	Property Type	Unit	Suburb	Highett
Period - From	17/07/2025	to	16/01/2026	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
7/8 Blagdon Street Cheltenham VIC 3192	$435,000	24/11/2025
306/75 Graham Road Highett VIC 3190	$440,000	26/08/2025
34/68-82 Graham Road Highett VIC 3190	$470,000	22/09/2025

This Statement of Information was prepared on: 17/01/2026