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	1/1197 Nepean Highway, Highett VIC 3190

Indicative selling price

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

Range between $980,000 & $1,020,000

Median sale price

Median price $1,400,000 Property Type House Suburb Highett

Period - From 01/10/2024 to 29/03/2025 Source core_logic

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
12B Miller Street Highett VIC 3190	$1,085,000	01/03/2025
10 Beilby Street Moorabbin VIC 3189	$1,100,000	13/11/2024
25 Jellicoe Street Cheltenham VIC 3192	$1,050,000	31/12/2024

This Statement of Information was prepared on: 31/03/2025