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	1/192 HIGHETT ROAD HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,100,000	&	$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$686,250	Property type	Unit	Suburb	Highett
Period-from	01 Aug 2024	to	31 Jul 2025	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 6 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
49 JACKSON ROAD HIGHETT VIC 3190	$1,260,000	07-Aug-25
179 WICKHAM ROAD MOORABBIN VIC 3189	$1,190,000	22-Mar-25
6A NORTH COURT HIGHETT VIC 3190	$1,178,000	21-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 28 August 2025

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49 JACKSON ROAD HIGHETT VIC 3190

3 2 2

Sold Price RS $1,260,000 Sold Date 07-Aug-25

Distance 1.54km



179 WICKHAM ROAD MOORABBIN VIC 3189

3 2 1

Sold Price $1,190,000 Sold Date 22-Mar-25

Distance 1.26km



6A NORTH COURT HIGHETT VIC 3190

3 2 1

Sold Price RS $1,178,000 UN Sold Date 21-Aug-25

Distance 1.68km

RS = Recent sale **UN** = Undisclosed Sale

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