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	1/11 Turner Road, Highett Vic 3190

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,280,000 Property Type Townhouse Suburb Highett

Period - From 16/09/2024 to 15/09/2025 Source Property Data

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	4 Haynes St HIGHETT 3190	$1,452,000	25/08/2025
2	1/44 Tibrockney St HIGHETT 3190	$1,460,000	02/08/2025
3	3/44 Tibrockney St HIGHETT 3190	$1,425,000	30/03/2025

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: 16/09/2025 10:01

1/11 Turner Road, Highett Vic 3190



3 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Townhouse Price
16/09/2024 - 15/09/2025: $1,280,000

Comparable Properties



4 Haynes St HIGHETT 3190 (REI)

4 2 2

Price: $1,452,000
Method: Private Sale
Date: 25/08/2025
Property Type: Townhouse (Single)
Land Size: 243 sqm approx

Agent Comments



1/44 Tibrockney St HIGHETT 3190 (REI)

3 2 2

Price: $1,460,000
Method: Private Sale
Date: 02/08/2025
Property Type: Townhouse (Single)

Agent Comments



3/44 Tibrockney St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,425,000
Method: Sold Before Auction
Date: 30/03/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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