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	16b Harding Street, Highett Vic 3190

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $1,295,000 Property Type Townhouse Suburb Highett

Period - From 30/09/2024 to 29/09/2025 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	27a Miller St HIGHETT 3190	$1,780,000	04/06/2025
2	23 Summit Av HAMPTON EAST 3188	$1,952,500	28/05/2025
3	43b Gilarth St HIGHETT 3190	$1,860,000	27/05/2025

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: 30/09/2025 16:08

16b Harding Street, Highett Vic 3190



4 3 2

Rooms: 10
Property Type: Townhouse
Land Size: 321 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median Townhouse Price
30/09/2024 - 29/09/2025: $1,295,000

Comparable Properties



27a Miller St HIGHETT 3190 (REI/VG)

4 2 2

Price: $1,780,000
Method: Private Sale
Date: 04/06/2025
Property Type: Townhouse (Single)
Land Size: 324 sqm approx

Agent Comments



23 Summit Av HAMPTON EAST 3188 (REI/VG)

4 3 3

Price: $1,952,500
Method: Sold Before Auction
Date: 28/05/2025
Property Type: House (Res)
Land Size: 342 sqm approx

Agent Comments

43b Gilarth St HIGHETT 3190 (REI/VG)

4 3 2

Price: $1,860,000
Method: Private Sale
Date: 27/05/2025
Property Type: Townhouse (Res)
Land Size: 312 sqm approx

Agent Comments

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

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