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	13/9 Maxflo Court, Highett VIC 3190

Indicative selling price

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

Range between $600,000 & $650,000

Median sale price

Median price $680,000 Property Type Unit Suburb Highett

Period - From 30/03/2025 to 29/09/2025 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 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
8/19 Wickham Road Hampton East VIC 3188	$610,000	13/08/2025
4/22 Avoca Street Highett VIC 3190	$665,000	20/06/2025
4/382 Bluff Road Sandringham VIC 3191	$600,000	18/06/2025

This Statement of Information was prepared on: 30/09/2025