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	8 Highland Avenue, Highett Vic 3190

Indicative selling price

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

Single price $1,350,000

Median sale price

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

Period - From 27/10/2024 to 26/10/2025 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	34 Spring Rd HIGHETT 3190	$1,401,000	18/09/2025
2	34 Turner Rd HIGHETT 3190	$1,380,000	27/08/2025
3	1 Herbert St HIGHETT 3190	$1,380,000	09/08/2025

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: 27/10/2025 09:24

8 Highland Avenue, Highett Vic 3190



3 1 2

Rooms: 6
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000
Median House Price
27/10/2024 - 26/10/2025: $1,400,000

Find your garden paradise on the border of Sandringham and find the playground within a skip, schools within a walk... and the ideal place to watch your family grow here. Bought by newlyweds 70 years ago and loved and maintained by the same happy family ever since, this charming up to three bedroom, dual zone mid-century home offers the perfect blend of peace and potential in magnificent 607sqm (approx) grounds. Stretched out along a deep northerly aspect with formal and family rooms positioned to catch all-day sun.

Comparable Properties



34 Spring Rd HIGHETT 3190 (REI)

4 1 1

Price: $1,401,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



34 Turner Rd HIGHETT 3190 (REI)

2 1 2

Price: $1,380,000
Method: Private Sale
Date: 27/08/2025
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments



1 Herbert St HIGHETT 3190 (REI)

4 1 2

Price: $1,380,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 512 sqm approx

Agent Comments

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

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