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	2a Findon Court, Highett Vic 3190

Indicative selling price

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

Single price $1,295,000

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	21 Rose St HIGHETT 3190	$1,320,000	27/04/2025
2	6a Alfred St HIGHETT 3190	$1,314,000	13/09/2025
3	31b Sandford St HIGHETT 3190	$1,280,000	11/09/2025

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 09:33

2a Findon Court, Highett Vic 3190



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price
$1,295,000
Median House Price
27/10/2024 - 26/10/2025: $1,400,000

Tucked away in a quiet court with direct laneway access to Highett's vibrant café and dining strip, this spacious single-level 3-bedroom, 2-bathroom home is perfect for downsizers, young families or anyone seeking easy living in a prime location. Designed for versatile family living, the layout features a generous master suite at the rear—complete with garden access and ample space to work or unwind—while secondary bedrooms are quietly positioned in their own wing, perfect for kids, grandkids or guests.

Comparable Properties

21 Rose St HIGHETT 3190 (REI)

3 1 2

Price: $1,320,000
Method:
Date: 27/04/2025
Property Type: House

Agent Comments



6a Alfred St HIGHETT 3190 (REI)

3 2 2

Price: $1,314,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 454 sqm approx

Agent Comments



31b Sandford St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,280,000
Method: Sold Before Auction
Date: 11/09/2025
Property Type: Townhouse (Res)
Land Size: 462 sqm approx

Agent Comments

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

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