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	1/26 Railway Parade, Highett Vic 3190

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $720,000 Property Type Unit Suburb Highett

Period - From 21/10/2024 to 20/10/2025 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	6/19 Reeve Ct CHELTENHAM 3192	$725,000	30/08/2025
2	5/11 View St HIGHETT 3190	$780,000	11/07/2025
3	4/22 Worthing Rd HIGHETT 3190	$785,000	24/06/2025

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: 21/10/2025 08:28

1/26 Railway Parade, Highett Vic 3190



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
21/10/2024 - 20/10/2025: $720,000

Comparable Properties



6/19 Reeve Ct CHELTENHAM 3192 (REI)

2 1 1

Price: $725,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Townhouse (Res)

Agent Comments



5/11 View St HIGHETT 3190 (REI/VG)

2 2 1

Price: $780,000
Method: Private Sale
Date: 11/07/2025
Property Type: Townhouse (Single)

Agent Comments



4/22 Worthing Rd HIGHETT 3190 (REI/VG)

2 2 1

Price: $785,000
Method: Private Sale
Date: 24/06/2025
Property Type: Townhouse (Single)

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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