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<br>Including suburb and postcode | 303/1146 NEPEAN HIGHWAY HIGHETT VIC 3190 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $380,000 | & | $410,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $670,000 | Property type | Unit | Suburb | Highett |
| Period-from | 01 Nov 2024 | to | 31 Oct 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 6 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 |
|---|---|---|
| 601/3 REMINGTON DRIVE HIGHETT VIC 3190 | $408,000 | 07-Jun-25 |
| 407/1148 NEPEAN HIGHWAY HIGHETT VIC 3190 | $395,000 | 02-Aug-25 |
| 407/1146 NEPEAN HIGHWAY HIGHETT VIC 3190 | $408,325 | 06-Jun-25 |

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 6 months.~~

This Statement of Information was prepared on: 18 November 2025

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**601/3 REMINGTON DRIVE HIGHETT VIC 3190**

1 1 1

Sold Price **$408,000** Sold Date **07-Jun-25**

Distance **0km**



**407/1148 NEPEAN HIGHWAY HIGHETT VIC 3190**

1 1 1

Sold Price **$395,000** Sold Date **02-Aug-25**

Distance **0km**



**407/1146 NEPEAN HIGHWAY HIGHETT VIC 3190**

1 1 1

Sold Price **$408,325** Sold Date **06-Jun-25**

Distance **0km**

**RS** = Recent sale **UN** = Undisclosed Sale

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