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	2/11 Turner Road, Highett Vic 3190

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,430,000 Property Type Townhouse Suburb Highett

Period - From 27/11/2024 to 26/11/2025 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	13 Edsall St HIGHETT 3190	$1,410,500	08/11/2025
2	1/11 Turner Rd HIGHETT 3190	$1,510,000	18/10/2025
3	3/11 Turner Rd HIGHETT 3190	$1,600,000	05/09/2025

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: 27/11/2025 12:10

2/11 Turner Road, Highett Vic 3190



3 2.5 2

Rooms: 6
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median Townhouse Price
27/11/2024 - 26/11/2025: $1,430,000

Comparable Properties



13 Edsall St HIGHETT 3190 (REI)

3 2 2

Price: $1,410,500
Method: Sold Before Auction
Date: 08/11/2025
Property Type: House (Res)
Land Size: 316 sqm approx

Agent Comments



1/11 Turner Rd HIGHETT 3190 (REI)

3 2 2

Price: $1,510,000
Method: Auction Sale
Date: 18/10/2025
Property Type: Townhouse (Res)
Land Size: 295 sqm approx

Agent Comments



3/11 Turner Rd HIGHETT 3190 (REI/VG)

4 4 1

Price: $1,600,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: Townhouse (Res)
Land Size: 285 sqm approx

Agent Comments

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

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