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	5a The Crescent, Highett Vic 3190

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $1,435,000 Property Type Townhouse Suburb Highett

Period - From 20/11/2024 to 19/11/2025 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	6A Oaklands Ct HIGHETT 3190	$1,440,000	12/11/2025
2	92b Wickham Rd HAMPTON EAST 3188	$1,526,000	12/11/2025
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: 20/11/2025 08:07

5a The Crescent, Highett Vic 3190



3 3 3

Rooms: 9
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median Townhouse Price
20/11/2024 - 19/11/2025: $1,435,000

Comparable Properties



6A Oaklands Ct HIGHETT 3190 (REI)

3 2 2

Price: $1,440,000
Method: Sold Before Auction
Date: 12/11/2025
Property Type: Townhouse (Single)

Agent Comments



92b Wickham Rd HAMPTON EAST 3188 (REI)

4 3 2

Price: $1,526,000
Method: Private Sale
Date: 12/11/2025
Property Type: Townhouse (Single)
Land Size: 292 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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