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 Viola Crescent, Highett Vic 3190

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,445,500 Property Type House Suburb Highett

Period - From 01/07/2025 to 30/09/2025 Source REIV

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	34 Spring Rd HIGHETT 3190	$1,401,000	18/09/2025
2	25 Mcfarlane Ct HIGHETT 3190	$1,300,000	11/07/2025
3	381 Highett Rd HIGHETT 3190	$1,332,500	06/05/2025

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: 05/11/2025 10:24

1 Viola Crescent, Highett Vic 3190

HODGES



3 1 3

Property Type: House
Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
September quarter 2025: $1,445,500

Comparable Properties



34 Spring Rd HIGHETT 3190 (REI)

4 1 1

Price: $1,401,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments



25 Mcfarlane Ct HIGHETT 3190 (REI/VG)

3 1 1

Price: $1,300,000
Method: Sold Before Auction
Date: 11/07/2025
Property Type: House (Res)
Land Size: 607 sqm approx

Agent Comments



381 Highett Rd HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,332,500
Method: Private Sale
Date: 06/05/2025
Property Type: House (Res)
Land Size: 603 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE | propertydata.com.au

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