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	g8/1056 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between $675,000 & $735,000

Median sale price

Median price $764,250 Property Type Unit Suburb Highett

Period - From 01/10/2024 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	G05/1056 Nepean Hwy HIGHETT 3190	$705,000	24/09/2025
2	206/1a Turner Rd HIGHETT 3190	$680,000	23/06/2025
3	302/216 Bay Rd SANDRINGHAM 3191	$725,000	14/06/2025

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: 07/11/2025 11:37

2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$675,000 - $735,000
Median Unit Price
Year ending September 2025: $764,250

Comparable Properties



G05/1056 Nepean Hwy HIGHETT 3190 (REI)

2 2 1

Price: $705,000
Method: Private Sale
Date: 24/09/2025
Property Type: Apartment

Agent Comments



206/1a Turner Rd HIGHETT 3190 (REI/VG)

2 2 1

Price: $680,000
Method: Sold Before Auction
Date: 23/06/2025
Property Type: Apartment

Agent Comments



302/216 Bay Rd SANDRINGHAM 3191 (REI/VG)

2 2 2

Price: $725,000
Method: Private Sale
Date: 14/06/2025
Property Type: Apartment

Agent Comments

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

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