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	3/18 Edsall Street, Highett VIC 3190

Indicative selling price

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

Single price $990,000

Median sale price

Median price $685,000 Property Type Unit Suburb Highett

Period - From 31/07/2025 to 30/01/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6/1 Edwin Parade Highett VIC 3190	$1,046,000	06/08/2025
12 Amberley Drive Cheltenham VIC 3192	$1,130,000	03/12/2025
4/1-3 Albert Street Highett VIC 3190	$1,150,000	27/10/2025

This Statement of Information was prepared on: 31/01/2026