

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
473 Highett 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 \$1,405,000 Property Type House Suburb Highett
Period - From 26/05/2025 to 25/11/2025 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
10 Wickham Road Hampton East VIC 3188	\$1,265,000	04/08/2025
13 Luxmoore Street Cheltenham VIC 3192	\$1,343,000	21/06/2025
2 Harding Street Highett VIC 3190	\$1,300,000	25/06/2025

This Statement of Information was prepared on:

26/11/2025