

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

5/1056 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between \$695,000

&

\$725,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Highett

Period - From 21/08/2024

to

20/08/2025

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	G07/1A Turner Rd HIGHETT 3190	\$675,000	26/05/2025
2	103/18 Station St HIGHETT 3190	\$740,000	28/02/2025
3	206/1a Turner Rd HIGHETT 3190	\$680,000	23/06/2025

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:

21/08/2025 14:40



Property Type:
Agent Comments

Indicative Selling Price
\$695,000 - \$725,000
Median Unit Price
21/08/2024 - 20/08/2025: \$725,000

Comparable Properties

G07/1A Turner Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$675,000
Method:
Date: 26/05/2025
Property Type: Apartment

103/18 Station St HIGHETT 3190 (REI)

Agent Comments



Price: \$740,000
Method:
Date: 28/02/2025
Property Type: Apartment



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

Agent Comments



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