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	505/1148 Nepean Highway, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Range between \$460,000 &	\$490,000
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Median sale price

Median price	\$780,000	Pro	perty Type U	nit		Suburb	Highett
Period - From	09/12/2024	to	08/12/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	201/1148 Nepean Hwy HIGHETT 3190	\$502,000	11/11/2025
2	407/1148 Nepean Hwy HIGHETT 3190	\$395,000	03/08/2025
3	407/1146 Nepean Hwy HIGHETT 3190	\$408,325	24/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/12/2025 11:11













Property Type: Agent Comments

Indicative Selling Price \$460,000 - \$490,000 **Median Unit Price** 09/12/2024 - 08/12/2025: \$780,000

Comparable Properties



201/1148 Nepean Hwy HIGHETT 3190 (REI)

Price: \$502,000 Method: Private Sale Date: 11/11/2025

Property Type: Apartment

Agent Comments



407/1148 Nepean Hwy HIGHETT 3190 (REI/VG)







Agent Comments

Price: \$395,000 Method: Private Sale Date: 03/08/2025

Property Type: Apartment



407/1146 Nepean Hwy HIGHETT 3190 (REI/VG)



Agent Comments

Price: \$408,325 Method: Private Sale Date: 24/06/2025

Property Type: Apartment Land Size: 7 sqm approx

Account - Ray White - The Bayside Group | P: 03 9584 8288





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