

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

505/1148 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between

\$450,000

&

\$490,000

Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Highett

Period - From

24/12/2024

to

23/12/2025

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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

24/12/2025 17:10



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$490,000
Median Unit Price
24/12/2024 - 23/12/2025: \$775,000

Comparable Properties



201/1148 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments



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



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

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