

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
202/1161 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between \$499,000 & \$548,000

Median sale price

Median price	\$805,000	Property Type	Unit	Suburb	Highett
Period - From	01/10/2025	to	31/12/2025	Source	REIV

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	107/15 Major St HIGHETT 3190	\$552,500	23/10/2025
2	141/75 Graham Rd HIGHETT 3190	\$540,000	28/08/2025
3			

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:

29/01/2026 17:45

**Rooms:** 3**Property Type:** Apartment[Agent Comments](#)**Indicative Selling Price**

\$499,000 - \$548,000

Median Unit Price

December quarter 2025: \$805,000

Comparable Properties

**107/15 Major St HIGHTETT 3190 (REI/VG)****Price:** \$552,500**Method:** Private Sale**Date:** 23/10/2025**Property Type:** Apartment[Agent Comments](#)**141/75 Graham Rd HIGHTETT 3190 (REI/VG)****Price:** \$540,000**Method:** Private Sale**Date:** 28/08/2025**Property Type:** Apartment[Agent Comments](#)

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.

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