

Statement of information

RayWhite.

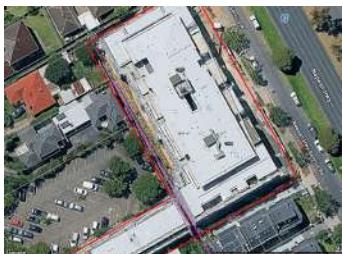
102/1090 NEPEAN HIGHWAY, HIGHETT, VIC 3190

PREPARED BY TOM GRIEVE, RAY WHITE BENTLEIGH & CARNEGIE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



102/1090 NEPEAN HIGHWAY, HIGHETT,



Indicative Selling Price

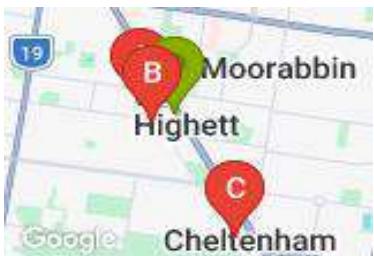
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$520,000 to \$570,000

Provided by: Ray White Carnegie , Ray White Corporate Default

MEDIAN SALE PRICE



HIGHETT, VIC, 3190

Suburb Median Sale Price (Unit)

\$692,500

01 January 2025 to 31 December 2025

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



107/15 MAJOR ST, HIGHETT, VIC 3190



Sale Price

\$552,500

Sale Date: 03/10/2025

Distance from Property: 451m



206/286 HIGHETT RD, HIGHETT, VIC 3190



Sale Price

***\$560,000**

Sale Date: 11/12/2025

Distance from Property: 325m



214/19 HALL ST, CHELTENHAM, VIC 3192



Sale Price

\$550,000

Sale Date: 03/12/2015

Distance from Property: 1.9km



This report has been compiled on 04/02/2026 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2026 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

102/1090 NEPEAN HIGHWAY, HIGHETT, VIC 3190

Indicative selling price

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

Price Range:

\$520,000 to \$570,000

Median sale price

Median price	\$692,500	Property type	Unit	Suburb	HIGHETT
Period	01 January 2025 to 31 December 2025	Source			

Comparable property sales

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
107/15 MAJOR ST, HIGHETT, VIC 3190	\$552,500	03/10/2025
206/286 HIGHETT RD, HIGHETT, VIC 3190	*\$560,000	11/12/2025
214/19 HALL ST, CHELTENHAM, VIC 3192	\$550,000	03/12/2015

This Statement of Information was prepared on:

04/02/2026