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	107/1217 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between $500,000 & $550,000

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	310/1228 Nepean Hwy CHELTENHAM 3192	$530,000	22/01/2026
2	115/278 Charman Rd CHELTENHAM 3192	$525,000	19/12/2025
3	g05/1217 Nepean Hwy HIGHETT 3190	$582,500	23/10/2025

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: 09/02/2026 13:59



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
December quarter 2025: $805,000

Comparable Properties



310/1228 Nepean Hwy CHELTENHAM 3192 (REI)

2 2 1

Price: $530,000
Method: Private Sale
Date: 22/01/2026
Property Type: Apartment

Agent Comments



115/278 Charman Rd CHELTENHAM 3192 (REI/VG)

2 2 1

Price: $525,000
Method: Private Sale
Date: 19/12/2025
Property Type: Apartment

Agent Comments



g05/1217 Nepean Hwy HIGHETT 3190 (REI/VG)

2 2 2

Price: $582,500
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

Agent Comments

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

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