

# 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

12 Maher Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$860,000

### Median sale price

Median price \$717,500 Property Type Unit Suburb Highett

Period - From 01/01/2024 to 31/12/2024 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	6 Elman Rd CHELTENHAM 3192	\$835,000	09/11/2024
2	2/1072 Nepean Hwy HIGHETT 3190	\$880,000	09/10/2024
3	2/21 Hillston Rd MOORABBIN 3189	\$890,000	24/08/2024

**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:

04/02/2025 09:57

12 Maher Street, Highett Vic 3190

Amanda Harrison  
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 2  1  1

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$790,000 - \$860,000  
**Median Unit Price**  
Year ending December 2024: \$717,500

## Comparable Properties



6 Elman Rd CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

 2  1  1

**Price:** \$835,000  
**Method:** Auction Sale  
**Date:** 09/11/2024  
**Property Type:** Villa



2/1072 Nepean Hwy HIGHETT 3190 (REI/VG)

[Agent Comments](#)

 2  2  1

**Price:** \$880,000  
**Method:** Sold Before Auction  
**Date:** 09/10/2024  
**Property Type:** Townhouse (Res)



2/21 Hillston Rd MOORABBIN 3189 (REI/VG)

[Agent Comments](#)

 2  2  1

**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** Unit  
**Land Size:** 191 sqm approx

Account - Jellis Craig



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