

# 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

8/1161 Nepean Highway, Highett Vic 3190

### Indicative selling price

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

Range between \$405,000 & \$425,000

### Median sale price

Median price \$577,500 Property Type Unit Suburb Highett

Period - From 24/04/2024 to 23/04/2025 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	265/226 Bay Rd SANDRINGHAM 3191	\$405,000	26/03/2025
2	106/30 Munro Av CHELTENHAM 3192	\$405,000	13/03/2025
3	111/1056 Nepean Hwy HIGHETT 3190	\$418,000	28/11/2024

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:

24/04/2025 16:23

8/1161 Nepean Highway, Highett Vic 3190



1 1

**Rooms:** 1  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$405,000 - \$425,000  
**Median Unit Price**  
24/04/2024 - 23/04/2025: \$577,500

## Comparable Properties



**265/226 Bay Rd SANDRINGHAM 3191 (REI)**

**Agent Comments**

1 1 1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 26/03/2025  
**Property Type:** Apartment



**106/30 Munro Av CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 13/03/2025  
**Property Type:** Apartment



**111/1056 Nepean Hwy HIGHETT 3190 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$418,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** Apartment

**Account - McGrath Doncaster** | P: 03 8822 6188



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.