

## 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

306/1148 NEPEAN HIGHWAY HIGHETT VIC 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Highett

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

311/75 GRAHAM ROAD HIGHETT VIC 3190	\$590,000	27-Nov-23
204/286 HIGHETT ROAD HIGHETT VIC 3190	\$590,000	28-Sep-23

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 6 months.

This Statement of Information was prepared on: 07 March 2024



**311/75 GRAHAM ROAD HIGHETT  
VIC 3190**

Sold Price

**\$590,000**

Sold Date **27-Nov-23**

 2  2  1

Distance **0.81km**



**204/286 HIGHETT ROAD HIGHETT  
VIC 3190**

Sold Price

Sold Date **28-Sep-23**

 2  2  1

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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