

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

10a Monamie Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,412,750

Property Type House

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	8a Fuge St HIGHETT 3190	\$1,337,500	19/02/2026
2	49a Jackson Rd HIGHETT 3190	\$1,250,000	30/01/2026
3	2/3 Dudley Av HAMPTON EAST 3188	\$1,201,000	08/11/2025

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:

26/02/2026 09:17



 3  2  1

Property Type: Unit

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

December quarter 2025: \$1,412,750

Comparable Properties



8a Fuge St HIGHETT 3190 (REI)

Agent Comments

 3  2  2

Price: \$1,337,500

Method: Sold Before Auction

Date: 19/02/2026

Property Type: Townhouse (Res)



49a Jackson Rd HIGHETT 3190 (REI)

Agent Comments

 3  2  2

Price: \$1,250,000

Method: Private Sale

Date: 30/01/2026

Property Type: Townhouse (Single)



2/3 Dudley Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,201,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Unit