

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

18 Lawson Parade, Highett Vic 3190

Indicative selling price

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

Range between \$1,850,000

&

\$1,950,000

Median sale price

Median price \$1,445,500

Property Type House

Suburb Highett

Period - From 01/07/2025

to

30/09/2025

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	5 Maroona Rd HIGHETT 3190	\$1,920,000	02/08/2025
2	2 Hazel Av HIGHETT 3190	\$1,883,650	13/07/2025
3	24 Clements St HIGHETT 3190	\$1,940,000	17/05/2025

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:

13/10/2025 12:11



5 2 2

Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,850,000 - \$1,950,000
Median House Price
 September quarter 2025: \$1,445,500

Comparable Properties



5 Maroona Rd HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

Price: \$1,920,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 580 sqm approx

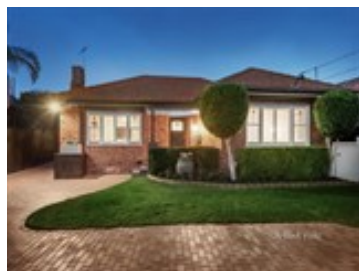


2 Hazel Av HIGHETT 3190 (REI)

Agent Comments

5 4 3

Price: \$1,883,650
Method: Private Sale
Date: 13/07/2025
Property Type: House
Land Size: 611 sqm approx



24 Clements St HIGHETT 3190 (REI/VG)

Agent Comments

4 2 3

Price: \$1,940,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 585 sqm approx

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