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

2/56 TURNER ROAD HIGHETT VIC 3190

Indicative selling price

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

Single Price or range between	\$690,000	&	\$750,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$678,750	Prop	erty type	Unit		Suburb	Highett
Period-from	01 Oct 2024	to	30 Sep 2	2025	Source		Cotality

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
4/14 TURNER ROAD HIGHETT VIC 3190	\$745,000	31-May-25
206/1A TURNER ROAD HIGHETT VIC 3190	\$680,000	27-Jun-25
101/1090 NEPEAN HIGHWAY HIGHETT VIC 3190	\$698,000	06-Jul-25

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: 28 October 2025





Brian Lewin P (03) 8524 4307 M 0434 047 939

E brian@lewinrealestate.com.au

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4/14 TURNER ROAD HIGHETT VIC Sold Price 3190

\$745,000 Sold Date **31-May-25**

Distance 0.37km

206/1A TURNER ROAD HIGHETT VIC 3190

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Sold Price

\$680,000 Sold Date **27-Jun-25**

Distance 0.58km



101/1090 NEPEAN HIGHWAY **HIGHETT VIC 3190**

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Sold Price

\$698,000 Sold Date **06-Jul-25**

Distance 0.98km

RS = Recent sale

UN = Undisclosed Sale

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