

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 HIGHTETT 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	\$775,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$676,250	Property type	Unit	Suburb	Highett
Period-from	01 Dec 2024	to	30 Nov 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
4/22 WORTHING ROAD HIGHTETT VIC 3190	\$785,000	24-Jun-25
76 CENTRAL PARK WALK CHELTENHAM VIC 3192	\$781,000	31-Oct-25
1/26 RAILWAY PARADE HIGHTETT VIC 3190	\$770,000	29-Oct-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: 12 December 2025



**4/22 WORTHING ROAD HIGHETT
VIC 3190**

2 2 1

Sold Price

\$785,000 Sold Date **24-Jun-25**

Distance **1.47km**



**76 CENTRAL PARK WALK
CHELTENHAM VIC 3192**

3 2 1

Sold Price

\$781,000 Sold Date **31-Oct-25**

Distance **1.3km**



**1/26 RAILWAY PARADE HIGHETT
VIC 3190**

2 2 1

Sold Price

\$770,000 ^{UN} Sold Date **29-Oct-25**

Distance **1.17km**

RS = Recent sale **UN** = Undisclosed Sale

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