

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

6/1161 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between \$420,000 & \$462,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Highett

Period - From 01/01/2024 to 31/12/2024 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	314/75 Graham Rd HIGHETT 3190	\$460,000	10/12/2024
2	5B/1142 Nepean Hwy HIGHETT 3190	\$425,000	26/10/2024
3	108/1217 Nepean Hwy HIGHETT 3190	\$440,000	10/10/2024

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:

28/03/2025 16:55



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$420,000 - \$462,000
Median Unit Price
Year ending December 2024: \$717,500

Comparable Properties



314/75 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$460,000
Method: Private Sale
Date: 10/12/2024
Property Type: Apartment



5B/1142 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$425,000
Method: Auction Sale
Date: 26/10/2024
Property Type: Apartment



108/1217 Nepean Hwy HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$440,000
Method: Private Sale
Date: 10/10/2024
Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216