

# 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

1139 Nepean Highway, Highett VIC 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$1,435,000

Property Type

Other

Suburb

Highett

Period - From

27/07/2025

to

26/01/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
38-40 Worthing Road Highett VIC 3190	\$1,090,000	08/11/2025
182 Wickham Road Highett VIC 3190	\$1,002,000	16/08/2025
520 South Road Moorabbin VIC 3189	\$1,145,000	23/08/2025

This Statement of Information was prepared on:

27/01/2026