

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

8 Tibrockney Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,412,750 Property Type House Suburb Highett

Period - From 01/10/2025 to 31/12/2025 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 | 19 Perry St MOORABBIN 3189 | \$1,525,000 | 14/03/2026 |
| 2 | 2 Barnet St HIGHETT 3190 | \$1,598,000 | 21/02/2026 |
| 3 | 15 Perry St MOORABBIN 3189 | \$1,550,000 | 15/11/2025 |

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:

18/03/2026 10:11



3 1 5

Property Type: House

Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
December quarter 2025: \$1,412,750

Comparable Properties



19 Perry St MOORABBIN 3189 (REI)

Agent Comments

3 2 1

Price: \$1,525,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 815 sqm approx



2 Barnet St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,598,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 718 sqm approx



15 Perry St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 2

Price: \$1,550,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 813 sqm approx