

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

Single price

\$1,600,000

Median sale price

Median price

\$1,580,000

Property Type

House

Suburb

Highett

Period - From

01/01/2026

to

31/03/2026

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	90 Fewster Rd HAMPTON 3188	\$1,630,000	18/03/2026
2	8 McFarlane Ct HIGHETT 3190	\$1,605,000	24/02/2026
3	2 Barnet St HIGHETT 3190	\$1,598,000	21/02/2026

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:

25/05/2026 09:24

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 3  1  5

Property Type: House

Agent Comments

Indicative Selling Price

\$1,600,000

Median House Price

March quarter 2026: \$1,580,000

Comparable Properties



90 Fewster Rd HAMPTON 3188 (REI)

Agent Comments

 3  1  2

Price: \$1,630,000

Method: Private Sale

Date: 18/03/2026

Property Type: House (Res)

Land Size: 678 sqm approx



8 McFarlane Ct HIGHETT 3190 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,605,000

Method: Private Sale

Date: 24/02/2026

Property Type: House

Land Size: 755 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

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604