

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

1/1 Dawn Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,530,000

&

\$1,580,000

Median sale price

Median price \$1,412,750

Property Type House

Suburb Highett

Period - From 25/06/2025

to

24/06/2026

Source

Property Data

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	7b Luxmoore St CHELTENHAM 3192	\$1,550,000	18/04/2026
2	19b Clay St MOORABBIN 3189	\$1,559,000	05/04/2026
3	22b Franklin St MOORABBIN 3189	\$1,530,000	21/03/2026

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:

25/06/2026 11:39



 4
  3
  2

Property Type: Unit
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price
 \$1,530,000 - \$1,580,000
Median House Price
 25/06/2025 - 24/06/2026: \$1,412,750

Comparable Properties



7b Luxmoore St CHELTENHAM 3192 (REI)

Agent Comments

 4
  3
  2

Price: \$1,550,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)
Land Size: 326 sqm approx



19b Clay St MOORABBIN 3189 (REI)

Agent Comments

 4
  3
  2

Price: \$1,559,000
Method: Private Sale
Date: 05/04/2026
Property Type: Townhouse (Res)
Land Size: 301 sqm approx



22b Franklin St MOORABBIN 3189 (REI)

Agent Comments

 4
  3
  2

Price: \$1,530,000
Method: Auction Sale
Date: 21/03/2026
Property Type: Townhouse (Res)