

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

1/10 Enright Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,225,000

Property Type Townhouse

Suburb Highett

Period - From 28/09/2025

to

27/09/2026

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	20 Albert St HIGHETT 3190	\$1,150,000	03/09/2026
2	44a Worthing Rd MOORABBIN 3189	\$1,120,000	22/07/2026
3	31b Edward St CHELTENHAM 3192	\$1,080,000	04/07/2026

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:

28/09/2026 17:45



3 2 2

Property Type: Townhouse (Res)

Land Size: 307 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median Townhouse Price

28/09/2025 - 27/09/2026: \$1,225,000

Comparable Properties



20 Albert St HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,150,000

Method: Private Sale

Date: 03/09/2026

Property Type: Townhouse (Res)



44a Worthing Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,120,000

Method: Private Sale

Date: 22/07/2026

Property Type: House (Res)

Land Size: 293 sqm approx



31b Edward St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,080,000

Method: Auction Sale

Date: 04/07/2026

Property Type: Townhouse (Res)

Land Size: 392 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598