

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

1/18 EDSALL STREET HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$960,000

&

\$1,010,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Highett

Period-from

01 Jul 2025

to

30 Jun 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 6 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

3/18 EDSALL STREET HIGHETT VIC 3190	\$991,100	05-Feb-26
3/1 MATTHIESON STREET HIGHETT VIC 3190	\$980,000	30-Apr-26
9/15 SUNRAY AVENUE CHELTENHAM VIC 3192	\$1,077,000	21-Mar-26

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 6 months.~~

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3/18 EDSALL STREET HIGHETT VIC 3190

Sold Price

\$991,100

Sold Date **05-Feb-26**

 3  2  1

Distance **0.02km**



3/1 MATTHIESON STREET HIGHETT VIC 3190

Sold Price

^{RS} **\$980,000**

Sold Date **30-Apr-26**

 3  2  1

Distance **0.47km**



9/15 SUNRAY AVENUE CHELTENHAM VIC 3192

Sold Price

\$1,077,000

Sold Date **21-Mar-26**

 3  2  1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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