

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

110/1217 NEPEAN HIGHWAY 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$732,500

Property type

Unit

Suburb

Highett

Period-from

01 Aug 2025

to

31 Jul 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

301/3 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$700,000	03-Mar-26
118/19 HALL STREET CHELTENHAM VIC 3192	\$630,000	05-May-26
103/19 HALL STREET CHELTENHAM VIC 3192	\$645,000	08-Apr-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.~~

This Statement of Information was prepared on: 04 August 2026

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**301/3 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**

Sold Price **\$700,000** Sold Date **03-Mar-26**

 2  2  1

Distance **0.76km**



**118/19 HALL STREET CHELTENHAM
VIC 3192**

Sold Price **\$630,000** Sold Date **05-May-26**

 2  2  1

Distance **0.9km**



**103/19 HALL STREET
CHELTENHAM VIC 3192**

Sold Price **\$645,000** Sold Date **08-Apr-26**

 2  2  1

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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