

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

12 Desmond Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,450,000

&

\$1,490,000

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.

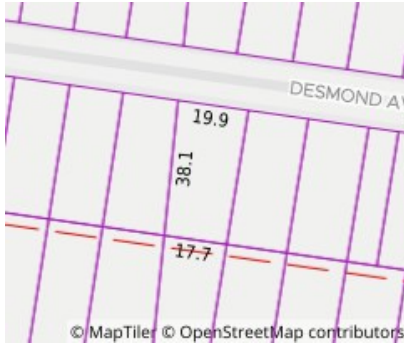
	Address of comparable property	Price	Date of sale
1	44 Gilarth St HIGHETT 3190	\$1,545,000	17/04/2026
2	7 Herbert St HIGHETT 3190	\$1,595,000	18/02/2026
3	26 Turner Rd HIGHETT 3190	\$1,485,000	04/02/2026

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:

18/06/2026 10:00



 3
  1
  5

Rooms: 7

Property Type: House

Land Size: 718 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,490,000

Median House Price

March quarter 2026: \$1,580,000

Commanding an extraordinary 19.9-metre frontage on 716sqm (approx.), this is a Bayside opportunity of exceptional scale, flexibility and future potential. Whether you're a visionary renovator, prestige home builder or astute developer, the possibilities here are as impressive as the land itself. Set behind a broad triple-fronted façade, the property offers immediate versatility with a beautifully maintained three-bedroom weatherboard home, a separate two-bedroom rear dwelling ready for transformation, and an enormous five-car garage with workshop space.

Comparable Properties



44 Gilarth St HIGHETT 3190 (REI)

Agent Comments

 3
  1
  2

Price: \$1,545,000

Method: Sold Before Auction

Date: 17/04/2026

Property Type: House (Res)



7 Herbert St HIGHETT 3190 (REI/VG)

Agent Comments

 3
  1
  3

Price: \$1,595,000

Method: Private Sale

Date: 18/02/2026

Property Type: House (Res)

Land Size: 701 sqm approx



26 Turner Rd HIGHETT 3190 (REI)

Agent Comments

 4
  1
  1

Price: \$1,485,000

Method: Sold Before Auction

Date: 04/02/2026

Property Type: House (Res)

Land Size: 670 sqm approx