

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

1223 Nepean Highway, Highett VIC 3190

Indicative selling price

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

Range between

\$1,100,000

&

\$1,165,000

Median sale price

Median price

\$852,500

Property Type

Other

Suburb

Highett

Period - From

10/01/2026

to

09/07/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
52 Wingrove St, Cheltenham Vic	\$1,185,000	09/05/2026
20 Marrbridge Rd, Moorabbin Vic	\$1,120,000	21/03/2026
37 Jackson Rd, Highett Vic	\$1,100,000	21/03/2026

This Statement of Information was prepared on:

10/07/2026