

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

14 Rowans Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,435,000

Property Type House

Suburb Highett

Period - From 19/03/2025

to

18/03/2026

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	11 Dawn St HIGHETT 3190	\$1,370,000	14/03/2026
2	133 Rowans Rd MOORABBIN 3189	\$1,307,500	20/02/2026
3	17 Rowans Rd HIGHETT 3190	\$1,300,000	29/11/2025

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:

19/03/2026 15:04



4 2 2

Property Type: House (Res)

Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

19/03/2025 - 18/03/2026: \$1,435,000

Comparable Properties



11 Dawn St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,370,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 591 sqm approx



133 Rowans Rd MOORABBIN 3189 (REI)

Agent Comments

4 3 2

Price: \$1,307,500

Method: Sold Before Auction

Date: 20/02/2026

Property Type: House (Res)

Land Size: 603 sqm approx



17 Rowans Rd HIGHETT 3190 (REI)

Agent Comments

3 1 4

Price: \$1,300,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 585 sqm approx

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