

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

1a Telford Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,600,000

&

\$1,700,000

Median sale price

Median price \$1,323,750

Property Type Townhouse

Suburb Highett

Period - From 18/03/2025

to

17/03/2026

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	74a Teddington Rd HAMPTON 3188	\$1,725,000	10/03/2026
2	9a Wilson St HIGHETT 3190	\$1,730,000	25/02/2026
3	85a Wickham Rd HAMPTON EAST 3188	\$1,700,000	16/12/2025

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:

18/03/2026 08:29



4 3 1

Property Type: Townhouse (Res)

Land Size: 321 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median Townhouse Price

18/03/2025 - 17/03/2026: \$1,323,750

Comparable Properties



74a Teddington Rd HAMPTON 3188 (REI)

Agent Comments

4 3 2

Price: \$1,725,000

Method: Private Sale

Date: 10/03/2026

Property Type: Townhouse (Single)



9a Wilson St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,730,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)



85a Wickham Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments

4 3 2

Price: \$1,700,000

Method: Private Sale

Date: 16/12/2025

Property Type: Townhouse (Single)

Land Size: 291 sqm approx

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