

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

2/1 Findon Court, Highett Vic 3190

Indicative selling price

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

Range between \$950,000

&

\$1,030,000

Median sale price

Median price \$1,285,000

Property Type Townhouse

Suburb Highett

Period - From 10/06/2025

to

09/06/2026

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	1/1149 Nepean Hwy HIGHETT 3190	\$950,000	09/05/2026
2	1/54 Royena Rd MOORABBIN 3189	\$980,000	07/03/2026
3			

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:

10/06/2026 16:25



3 2 1

Rooms: 4

Property Type: Townhouse

Comparable Properties



1/1149 Nepean Hwy HIGHETT 3190 (REI)

3 1 3

Agent Comments

Price: \$950,000

Method: Auction Sale

Date: 09/05/2026

Property Type: Townhouse (Res)



1/54 Royena Rd MOORABBIN 3189 (REI)

3 1 1

Agent Comments

Price: \$980,000

Method: Sold Before Auction

Date: 07/03/2026

Property Type: Townhouse (Res)

Land Size: 341 sqm approx

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.