

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

2/1102 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Single price

\$820,000

Median sale price

Median price

\$1,285,000

Property Type

Townhouse

Suburb

Highett

Period - From

20/07/2025

to

19/07/2026

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	7/2-4 Faulkner St BENTLEIGH 3204	\$820,000	28/05/2026
2	6/17 View St HIGHETT 3190	\$815,000	29/04/2026
3	6/2a Rowans Rd HIGHETT 3190	\$785,000	25/02/2026

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:

20/07/2026 17:36

**Property Type:** Strata Unit/Flat**Land Size:** 63 sqm approx

Agent Comments

Indicative Selling Price

\$820,000

Median Townhouse Price

20/07/2025 - 19/07/2026: \$1,285,000

Comparable Properties

**7/2-4 Faulkner St BENTLEIGH 3204 (REI)**

Agent Comments

**Price:** \$820,000**Method:** Sold Before Auction**Date:** 28/05/2026**Property Type:** Apartment**6/17 View St HIGHETT 3190 (REI/VG)**

Agent Comments

**Price:** \$815,000**Method:** Private Sale**Date:** 29/04/2026**Property Type:** Unit**6/2a Rowans Rd HIGHETT 3190 (REI/VG)**

Agent Comments

**Price:** \$785,000**Method:** Sold Before Auction**Date:** 25/02/2026**Property Type:** Townhouse (Res)**Land Size:** 88 sqm approx