

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

2/16 Edsall Street, Highett Vic 3190

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$874,500

Property Type Unit

Suburb Highett

Period - From 01/01/2025

to

31/12/2025

Source REIV

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	301/1a Turner Rd HIGHETT 3190	\$805,000	16/11/2025
2	1/26 Railway Pde HIGHETT 3190	\$770,000	29/10/2025
3	9/55 Wilson St CHELTENHAM 3192	\$878,000	22/10/2025

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:

02/03/2026 09:46



 2  2  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending December 2025: \$874,500

Comparable Properties



301/1a Turner Rd HIGHETT 3190 (REI/VG)

Agent Comments

 2  2  1

Price: \$805,000

Method: Private Sale

Date: 16/11/2025

Property Type: Apartment



1/26 Railway Pde HIGHETT 3190 (REI/VG)

Agent Comments

 2  2  1

Price: \$770,000

Method: Sold Before Auction

Date: 29/10/2025

Property Type: Townhouse (Res)



9/55 Wilson St CHELTENHAM 3192 (REI/VG)

Agent Comments

 2  2  2

Price: \$878,000

Method: Sold Before Auction

Date: 22/10/2025

Property Type: Townhouse (Res)

Account - Buxton | P: 03 9563 9933