

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

3/1 Matthieson Street, Highett VIC 3190

Indicative selling price

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

Range between

\$950,000

&

\$1,000,000

Median sale price

Median price

\$874,500

Property Type

Other

Suburb

Highett

Period - From

07/10/2025

to

06/04/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
39 Mount View Rd, Highett Vic	\$1,088,000	23/03/2026
2/30 Mount View Rd, Highett Vic	\$940,000	24/02/2026
22b Hamer St, Moorabbin Vic	\$959,000	26/11/2025

This Statement of Information was prepared on:

07/04/2026