

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

4/44a Graham Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$1,580,000

Property Type House

Suburb Highett

Period - From 01/01/2026

to

31/03/2026

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	5/241 Bluff Rd SANDRINGHAM 3191	\$1,212,000	31/03/2026
2	4/60 Wilson St CHELTENHAM 3192	\$1,085,000	28/03/2026
3	40a Matthieson St HIGHETT 3190	\$1,280,000	06/03/2026

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:

14/04/2026 14:50



 3  2  2

Property Type: Townhouse

Comparable Properties



5/241 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

 3  3  2

Price: \$1,212,000

Method: Private Sale

Date: 31/03/2026

Property Type: Townhouse (Single)



4/60 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$1,085,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 246 sqm approx



40a Matthieson St HIGHETT 3190 (REI)

Agent Comments

 4  3  2

Price: \$1,280,000

Method: Private Sale

Date: 06/03/2026

Property Type: House (Res)

Land Size: 260 sqm approx