

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

4/8 Dawn Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,420,000

Property Type House

Suburb Highett

Period - From 01/07/2025

to

30/06/2026

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	10 Ceramics La HIGHETT 3190	\$1,109,000	18/07/2026
2	3/104 Bernard St CHELTENHAM 3192	\$1,110,000	19/05/2026
3	1/3 Stanley Av CHELTENHAM 3192	\$1,120,000	28/03/2026

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:

25/08/2026 14:27



3 2 2

Property Type: Townhouse (Res)

Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending June 2026: \$1,420,000

Comparable Properties



10 Ceramics La HIGHETT 3190 (REI)

Agent Comments

3 2 1

Price: \$1,109,000

Method: Auction Sale

Date: 18/07/2026

Property Type: Townhouse (Res)

Land Size: 165 sqm approx



3/104 Bernard St CHELTENHAM 3192 (VG)

Agent Comments

3 - -

Price: \$1,110,000

Method: Sale

Date: 19/05/2026

Property Type: Flat/Unit/Apartment (Res)



1/3 Stanley Av CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$1,120,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)