

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

4A ALLEN STREET HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,250

Property type

Other

Suburb

Highett

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

13B PRINCESS AVENUE HIGHETT VIC 3190	\$1,580,000	11-Oct-25
24B AVON STREET MOORABBIN VIC 3189	\$1,550,000	11-Nov-25
12B ERSKINE AVENUE CHELTENHAM VIC 3192	\$1,590,000	29-Nov-25

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 6 months.~~

This Statement of Information was prepared on: 19 March 2026



13B PRINCESS AVENUE HIGHETT VIC 3190

4 2 2

Sold Price

\$1,580,000

Sold Date

11-Oct-25

Distance

1.01km



24B AVON STREET MOORABBIN VIC 3189

4 3 2

Sold Price

\$1,550,000

Sold Date

11-Nov-25

Distance

1.18km



12B ERSKINE AVENUE CHELTENHAM VIC 3192

4 3 1

Sold Price

\$1,590,000

Sold Date

29-Nov-25

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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