

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

56a Middleton Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,422,500

Property Type House

Suburb Highett

Period - From 01/04/2025

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	22B Mount View Rd HIGHETT 3190	\$1,360,000	27/02/2026
2	20b Barker St CHELTENHAM 3192	\$1,365,000	31/01/2026
3	2/11 Turner Rd HIGHETT 3190	\$1,370,000	12/12/2025

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:

10/06/2026 09:48



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2026: \$1,422,500

Comparable Properties



22B Mount View Rd HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,360,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: Townhouse (Res)

Land Size: 329 sqm approx



20b Barker St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$1,365,000

Method: Auction Sale

Date: 31/01/2026

Property Type: Townhouse (Res)

Land Size: 272 sqm approx



2/11 Turner Rd HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$1,370,000

Method: Sold Before Auction

Date: 12/12/2025

Property Type: Townhouse (Single)