

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

7 Viola Crescent, Highett Vic 3190

Indicative selling price

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

Range between \$1,750,000

&

\$1,825,000

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	15 Clements St HIGHETT 3190	\$1,895,000	14/05/2026
2	33 Henry St HIGHETT 3190	\$1,840,000	06/05/2026
3	1 Parkview Cr HAMPTON EAST 3188	\$1,880,000	01/03/2026

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:

01/07/2026 15:20



5 3 2

Property Type: House (Res)

Land Size: 591 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,825,000

Median House Price

March quarter 2026: \$1,580,000

Comparable Properties



15 Clements St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,895,000

Method: Private Sale

Date: 14/05/2026

Property Type: House (Res)



33 Henry St HIGHETT 3190 (REI)

Agent Comments

3 2 2

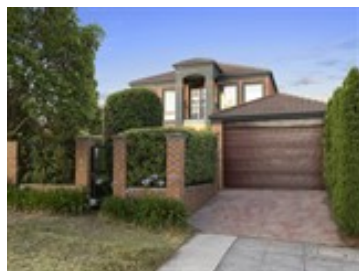
Price: \$1,840,000

Method: Private Sale

Date: 06/05/2026

Property Type: House

Land Size: 615 sqm approx



1 Parkview Cr HAMPTON EAST 3188 (REI)

Agent Comments

4 2 2

Price: \$1,880,000

Method: Sold After Auction

Date: 01/03/2026

Property Type: House (Res)

Land Size: 493 sqm approx