

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

8 Tibrockney Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,650,000

&

\$1,800,000

Median sale price

Median price \$1,412,750

Property Type House

Suburb Highett

Period - From 01/10/2025

to 31/12/2025

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	293 Bluff Rd SANDRINGHAM 3191	\$1,800,000	27/01/2026
2	260 Bluff Rd SANDRINGHAM 3191	\$1,788,888	22/12/2025
3	2 Eldon Ct HAMPTON EAST 3188	\$1,800,000	09/12/2025

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:

04/03/2026 13:52



3 1 5

Property Type: House

Agent Comments

Comparable Properties



293 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 4

Price: \$1,800,000

Method: Private Sale

Date: 27/01/2026

Property Type: House (Res)

Land Size: 720 sqm approx



260 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,788,888

Method: Private Sale

Date: 22/12/2025

Property Type: House

Land Size: 687 sqm approx



2 Eldon Ct HAMPTON EAST 3188 (REI)

Agent Comments

4 3 5

Price: \$1,800,000

Method: Private Sale

Date: 09/12/2025

Property Type: House

Land Size: 605 sqm approx