

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

8/1161 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between \$385,000 & \$410,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Highett

Period - From 16/06/2024 to 15/06/2025 Source Property Data

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	5/1 George St SANDRINGHAM 3191	\$395,000	23/04/2025
2	265/226 Bay Rd SANDRINGHAM 3191	\$405,000	26/03/2025
3	403/3 Remington Dr HIGHETT 3190	\$395,000	14/03/2025

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: 16/06/2025 11:26

8/1161 Nepean Highway, Highett Vic 3190



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$385,000 - \$410,000
Median Unit Price
16/06/2024 - 15/06/2025: \$715,000

Comparable Properties



5/1 George St SANDRINGHAM 3191 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 23/04/2025
Property Type: Apartment



265/226 Bay Rd SANDRINGHAM 3191 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 26/03/2025
Property Type: Apartment



403/3 Remington Dr HIGHETT 3190 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 14/03/2025
Property Type: Apartment

Account - McGrath Doncaster | P: 03 8822 6188



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