

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

408/1146 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Highett

Period - From 07/08/2024

to

06/08/2025

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	205/1146 Nepean Hwy HIGHETT 3190	\$560,000	28/05/2025
2	4/81 Wilson St CHELTENHAM 3192	\$510,000	22/05/2025
3	2/24 Warren Rd CHELTENHAM 3192	\$527,500	27/02/2025

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:

07/08/2025 14:04

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Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

07/08/2024 - 06/08/2025: \$585,000



2 1 1

Property Type: Apartment

Comparable Properties



205/1146 Nepean Hwy HIGHETT 3190 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000
Method: Private Sale
Date: 28/05/2025
Property Type: Apartment



4/81 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$510,000
Method: Private Sale
Date: 22/05/2025
Property Type: Apartment



2/24 Warren Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$527,500
Method: Private Sale
Date: 27/02/2025
Property Type: Villa

Account - Jellis Craig | P: 03 9194 1200