

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

1 Jackson Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,600,000

&

\$1,690,000

Median sale price

Median price \$1,400,000

Property Type House

Suburb Highett

Period - From 01/07/2024

to

30/06/2025

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	23 Morley Cr HIGHETT 3190	\$1,750,000	28/07/2025
2	15 Mernda Av CHELTENHAM 3192	\$1,740,000	05/07/2025
3	172 Wickham Rd HIGHETT 3190	\$1,650,000	28/05/2025

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:

05/08/2025 08:02



 4  2  2

Rooms: 8
Property Type: House
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,690,000
Median House Price
Year ending June 2025: \$1,400,000

Comparable Properties



23 Morley Cr HIGHETT 3190 (REI)

Agent Comments

 4  2  2

Price: \$1,750,000
Method: Private Sale
Date: 28/07/2025
Property Type: House
Land Size: 562 sqm approx



15 Mernda Av CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$1,740,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 581 sqm approx



172 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

 4  2  2

Price: \$1,650,000
Method: Private Sale
Date: 28/05/2025
Property Type: House