

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

3/11 Turner Road, Highett Vic 3190

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,220,000

Property Type

Townhouse

Suburb

Highett

Period - From

05/08/2024

to

04/08/2025

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	7a Albert St HIGHETT 3190	\$1,500,000	12/07/2025
2	28b Royalty Av HIGHETT 3190	\$1,450,500	09/07/2025
3	63a Wickham Rd HAMPTON EAST 3188	\$1,580,000	21/06/2025

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 08:09



3/4 4 1

Rooms: 10
Property Type: Townhouse
Land Size: 285 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
05/08/2024 - 04/08/2025: \$1,220,000

Comparable Properties



7a Albert St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,500,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)
Land Size: 342 sqm approx



28b Royalty Av HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,450,500
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)
Land Size: 275 sqm approx



63a Wickham Rd HAMPTON EAST 3188 (REI)

Agent Comments

4 3 2

Price: \$1,580,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House