

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

8/29 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between

\$400,000

&

\$440,000

Median sale price

Median price

\$842,750

Property Type

Unit

Suburb

Highett

Period - From

01/04/2025

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	1/338 Bay Rd CHELTENHAM 3192	\$455,000	17/07/2025
2	255/75 Graham Rd HIGHETT 3190	\$442,000	19/06/2025
3	4/23 Genoa St MOORABBIN 3189	\$420,000	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:

28/07/2025 11:13



2
 1
 1

Property Type: Apartment

Indicative Selling Price

\$400,000 - \$440,000

Median Unit Price

June quarter 2025: \$842,750

Comparable Properties



1/338 Bay Rd CHELTENHAM 3192 (REI)

Agent Comments

2
 1
 1

Price: \$455,000

Method: Private Sale

Date: 17/07/2025

Property Type: Apartment



255/75 Graham Rd HIGHETT 3190 (REI/VG)

Agent Comments

2
 1
 1

Price: \$442,000

Method: Auction Sale

Date: 19/06/2025

Property Type: Apartment



4/23 Genoa St MOORABBIN 3189 (REI/VG)

Agent Comments

2
 1
 1

Price: \$420,000

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment

Account - Jellis Craig | P: 03 9593 4500