

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

10b Mount View Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,350,000 & \$1,480,000

Median sale price

Median price \$1,580,000 Property Type House Suburb Highett

Period - From 01/01/2026 to 31/03/2026 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	16 Panorama Av HIGHETT 3190	\$1,420,000	02/04/2026
2	18a Jackson Rd HIGHETT 3190	\$1,481,000	11/03/2026
3	13 Edsall St HIGHETT 3190	\$1,410,500	08/11/2025

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:

07/05/2026 12:04



4 3 2

Property Type: House

[Agent Comments](#)

Indicative Selling Price

\$1,350,000 - \$1,480,000

Median House Price

March quarter 2026: \$1,580,000

Comparable Properties



16 Panorama Av HIGHETT 3190 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,420,000

Method: Private Sale

Date: 02/04/2026

Property Type: Townhouse (Res)



18a Jackson Rd HIGHETT 3190 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,481,000

Method: Private Sale

Date: 11/03/2026

Property Type: Townhouse (Single)



13 Edsall St HIGHETT 3190 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,410,500

Method: Sold Before Auction

Date: 08/11/2025

Property Type: House (Res)

Land Size: 316 sqm approx

Account - Jellis Craig | P: 03 9194 1200