Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	29/68-82 Graham Road, Highett Vic 3190
Including suburb and	_
postcode	

Indicative selling price

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

Single price \$430,000

Median sale price

Median price	\$842,750	Pro	perty Type	Jnit		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

1	6/1161 Nepean Hwy HIGHETT 3190	\$450,000	03/05/2025
2	205/1142c Nepean Hwy HIGHETT 3190	\$445,000	03/04/2025
3	255/75 Graham Rd HIGHETT 3190	\$442,000	19/06/2025

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.

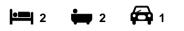
This Statement of Information was prepared on:	08/07/2025 15:50



Date of sale







Rooms: 4

Property Type: Apartment Agent Comments

Indicative Selling Price \$430,000 **Median Unit Price** June guarter 2025: \$842,750

Experience the best of indoor-outdoor living in this cosmopolitan 2-bedroom, 2nd floor secure apartment, perfectly positioned in the heart of bustling and vibrant Highett Village. With its seamless connection to a spacious balcony terrace, this light-filled sanctuary offers a refreshing, airy ambience throughout. The open-plan living and dining area flows effortlessly, complemented by a sleek stone kitchen with stainless steel appliances, ideal for everyday living and entertaining.

Comparable Properties



6/1161 Nepean Hwy HIGHETT 3190 (REI/VG)

Price: \$450,000 Method: Private Sale Date: 03/05/2025

Property Type: Apartment

Agent Comments

205/1142c Nepean Hwy HIGHETT 3190 (VG)



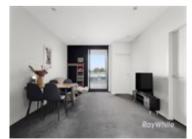




Price: \$445,000 Method: Sale Date: 03/04/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



255/75 Graham Rd HIGHETT 3190 (REI)





Price: \$442.000 Method: Auction Sale Date: 19/06/2025

Property Type: Apartment

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



