

# 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

29/68-82 Graham Road, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$430,000

### 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	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



 2   
  2   
  1

**Rooms:** 4

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$430,000

**Median Unit Price**

June quarter 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)**

Agent Comments

 2   
  1   
  1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 03/05/2025

**Property Type:** Apartment

**205/1142c Nepean Hwy HIGHETT 3190 (VG)**

Agent Comments

 2   
  -   
  -

**Price:** \$445,000

**Method:** Sale

**Date:** 03/04/2025

**Property Type:** Flat/Unit/Apartment (Res)



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

Agent Comments

 2   
  1   
  1

**Price:** \$442,000

**Method:** Auction Sale

**Date:** 19/06/2025

**Property Type:** Apartment

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