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	5 Maroona Road, Highett Vic 3190
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,400,000	Pro	perty Type	House		Suburb	Highett
Period - From	01/07/2024	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

Add	dress of comparable property	Price	Date of sale
1	12 Daff Av HAMPTON EAST 3188	\$1,595,000	12/07/2025
2	172 Wickham Rd HIGHETT 3190	\$1,650,000	28/05/2025
3	401 Highett Rd HIGHETT 3190	\$1,650,000	25/03/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/07/2025 15:38













Property Type: House **Agent Comments**

Indicative Selling Price \$1,550,000 - \$1,650,000 **Median House Price** Year ending June 2025: \$1,400,000

Comparable Properties



12 Daff Av HAMPTON EAST 3188 (REI)



Price: \$1,595,000 Method: Auction Sale Date: 12/07/2025

Property Type: House (Res) Land Size: 584 sqm approx

Agent Comments



172 Wickham Rd HIGHETT 3190 (REI)

Price: \$1,650,000 Method: Private Sale Date: 28/05/2025 Property Type: House





Agent Comments



401 Highett Rd HIGHETT 3190 (REI/VG)





Price: \$1,650,000 Method: Private Sale Date: 25/03/2025

Property Type: House (Res) Land Size: 650 sqm approx **Agent Comments**

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840





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