

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

5 Maroona Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

Median sale price

Median price \$1,400,000

Property 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	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 comparable properties 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



4 2 2

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)

Agent Comments

3 2 2

Price: \$1,595,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 584 sqm approx



172 Wickham Rd HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,650,000

Method: Private Sale

Date: 28/05/2025

Property Type: House



401 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments

4 2 1

Price: \$1,650,000

Method: Private Sale

Date: 25/03/2025

Property Type: House (Res)

Land Size: 650 sqm approx

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