

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

14 Rowans Road, Highett Vic 3190

Indicative selling price

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

Single price \$1,295,000

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 | 3 Tulip Gr CHELTENHAM 3192 | \$1,405,000 | 18/04/2026 |
| 2 | 10 Rowans Rd HIGHETT 3190 | \$1,600,000 | 28/03/2026 |
| 3 | 17 Rowans Rd HIGHETT 3190 | \$1,300,000 | 29/11/2025 |

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 10:21



4 2 2

Property Type: House (Res)
Land Size: 593 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,295,000
Median House Price
 March quarter 2026: \$1,580,000

Comparable Properties



3 Tulip Gr CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,405,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 660 sqm approx



10 Rowans Rd HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,600,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 595 sqm approx



17 Rowans Rd HIGHETT 3190 (REI/VG)

Agent Comments

3 1 4

Price: \$1,300,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 585 sqm approx

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