

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

12/477 Highett Road, Highett Vic 3190

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$706,000

Property Type Unit

Suburb Highett

Period - From 15/07/2024

to 14/07/2025

Source Property Data

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	239/284-286 highett Rd HIGHETT 3190	\$580,000	01/07/2025
2	206/1a Turner Rd HIGHETT 3190	\$680,000	23/06/2025
3	7/278 Highett Rd HIGHETT 3190	\$565,000	16/04/2025

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:

15/07/2025 10:19

Stephen Tickell

03 9521 9800

0418 177 565

stephen.tickell@belleproperty.com

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

15/07/2024 - 14/07/2025: \$706,000



Property Type:

Agent Comments

Comparable Properties



239/284-286 highett Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 01/07/2025

Property Type: Apartment



206/1a Turner Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$680,000

Method: Sold Before Auction

Date: 23/06/2025

Property Type: Apartment



7/278 Highett Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 16/04/2025

Property Type: Apartment

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