

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

1125 Nepean Highway, Highett Vic 3190

Indicative selling price

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

Range between \$5,300,000 & \$5,500,000

Median sale price

Median price \$1,451,000 Property Type House Suburb Highett

Period - From 05/03/2025 to 04/03/2026 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		
2		
3		

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: 05/03/2026 11:20



Property Type: Retail - Mixed Use
(Unspecified)

Agent Comments

Indicative Selling Price
\$5,300,000 - \$5,500,000
Median House Price
05/03/2025 - 04/03/2026: \$1,451,000

A huge landmark block of 2,250 sqm (approx*) within General Residential Zone (Schedule 5) & DDO12 with the notable flexibility of its great development potential.

Comparable Properties

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.

Account - RT Edgar Boroondara | P: 88882000