

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

3/6 Thistle Grove, Highett Vic 3190

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$805,000 Property Type Unit Suburb Highett

Period - From 01/10/2025 to 31/12/2025 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	3/30 Dalmont St HIGHETT 3190	\$641,000	07/02/2026
2	2/11 Argus St CHELTENHAM 3192	\$675,000	20/12/2025
3	9/9 Maxflo Ct HIGHETT 3190	\$709,000	04/12/2025

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.~~

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Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

December quarter 2025: \$805,000



 2  1  1

Property Type: Unit

Comparable Properties



3/30 Dalmont St HIGHETT 3190 (REI)

Agent Comments

 2  1  1

Price: \$641,000

Method: Auction Sale

Date: 07/02/2026

Property Type: Unit



2/11 Argus St CHELTENHAM 3192 (REI)

Agent Comments

 2  1  1

Price: \$675,000

Method: Auction Sale

Date: 20/12/2025

Property Type: Unit



9/9 Maxflo Ct HIGHETT 3190 (REI/VG)

Agent Comments

 2  1  1

Price: \$709,000

Method: Private Sale

Date: 04/12/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604