

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

1/7 View Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,343,750 Property Type Townhouse Suburb Highett

Period - From 16/03/2025 to 15/03/2026 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	12 Amberley Dr CHELTENHAM 3192	\$1,130,000	03/12/2025
2	3/7 Alfred St HIGHETT 3190	\$1,200,000	19/11/2025
3	4/1 Albert St HIGHETT 3190	\$1,150,000	29/10/2025

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: 16/03/2026 17:10



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



12 Amberley Dr CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,130,000

Method: Auction Sale

Date: 03/12/2025

Property Type: Townhouse (Res)

Land Size: 163 sqm approx



3/7 Alfred St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,200,000

Method: Private Sale

Date: 19/11/2025

Property Type: Townhouse (Single)

Land Size: 178 sqm approx



4/1 Albert St HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 29/10/2025

Property Type: Townhouse (Single)