

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

45b Lawson Parade, Highett Vic 3190

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

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	110a Wickham Rd HAMPTON EAST 3188	\$1,745,000	14/04/2026
2	1a Crest Av HAMPTON EAST 3188	\$1,835,000	09/01/2026
3	9a Tarwin Av HAMPTON EAST 3188	\$1,800,000	20/11/2025

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:

23/04/2026 13:49

Craig Harrison
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Indicative Selling Price

\$1,700,000 - \$1,850,000

Median House Price

March quarter 2026: \$1,580,000

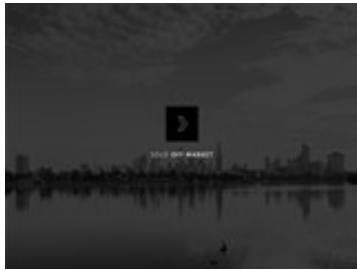


4 2 2

Rooms: 3

Property Type: Townhouse

Comparable Properties



110a Wickham Rd HAMPTON EAST 3188 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,745,000

Method: Private Sale

Date: 14/04/2026

Property Type: Townhouse (Single)



1a Crest Av HAMPTON EAST 3188 (REI)

[Agent Comments](#)

4 3 3

Price: \$1,835,000

Method: Private Sale

Date: 09/01/2026

Property Type: Townhouse (Single)



9a Tarwin Av HAMPTON EAST 3188 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,800,000

Method: Private Sale

Date: 20/11/2025

Property Type: Townhouse (Res)

Land Size: 376 sqm approx

Account - Jellis Craig | P: 03 9194 1200