

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

10 Rowans Road, Highett Vic 3190

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

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

Period - From 04/03/2025 to 03/03/2026 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	8 McFarlane Ct HIGHETT 3190	\$1,605,000	24/02/2026
2	22 View St HIGHETT 3190	\$1,580,000	21/02/2026
3	17 Rowans Rd HIGHETT 3190	\$1,300,000	29/11/2025

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: 04/03/2026 10:37



4 2 2

Rooms: 10
Property Type: House (Res)
Land Size: 595 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 04/03/2025 - 03/03/2026: \$1,451,000

Comparable Properties



8 McFarlane Ct HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,605,000
Method: Private Sale
Date: 24/02/2026
Property Type: House
Land Size: 755 sqm approx



22 View St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,580,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)



17 Rowans Rd HIGHETT 3190 (REI)

Agent Comments

3 1 4

Price: \$1,300,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 585 sqm approx

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