

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

8 Wesley Court, Highett VIC 3190

Indicative selling price

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

Range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$874,500

Property Type

Other

Suburb

Highett

Period - From

03/09/2025

to

02/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3/7 Alfred St, Highett Vic	\$1,200,000	19/11/2025
4/1 Albert St, Highett Vic	\$1,150,000	29/10/2025
49 Matthieson St, Highett Vic	\$1,250,000	22/10/2025

This Statement of Information was prepared on:

03/03/2026