

# 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

5 Barnet Street, Highett Vic 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,550,000

### Median sale price

Median price \$1,415,000

Property Type House

Suburb Highett

Period - From 01/01/2025

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	11 Rose St HIGHETT 3190	\$2,430,000	28/01/2026
2	18 Lawson Pde HIGHETT 3190	\$2,200,000	06/11/2025
3	43 Nicol St HIGHETT 3190	\$2,175,000	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:

28/02/2026 13:48



5 2 2

**Property Type:** House  
**Land Size:** 720 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,550,000  
**Median House Price**  
Year ending December 2025: \$1,415,000

## Comparable Properties



11 Rose St HIGHETT 3190 (REI)

**Agent Comments**

4 3 3

**Price:** \$2,430,000  
**Method:** Private Sale  
**Date:** 28/01/2026  
**Property Type:** House  
**Land Size:** 720 sqm approx



18 Lawson Pde HIGHETT 3190 (REI/VG)

**Agent Comments**

5 3 2

**Price:** \$2,200,000  
**Method:** Sold Before Auction  
**Date:** 06/11/2025  
**Property Type:** House (Res)  
**Land Size:** 607 sqm approx



43 Nicol St HIGHETT 3190 (REI/VG)

**Agent Comments**

4 2 2

**Price:** \$2,175,000  
**Method:** Sold Before Auction  
**Date:** 29/10/2025  
**Property Type:** House (Res)  
**Land Size:** 636 sqm approx

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