

# 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

40a Matthieson 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)

Range between \$1,180,000 & \$1,290,000

### 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	40b Matthieson St HIGHETT 3190	\$1,355,000	14/11/2025
2	13 Edsall St HIGHETT 3190	\$1,410,500	08/11/2025
3	49 Matthieson St HIGHETT 3190	\$1,250,000	22/10/2025

**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:

03/03/2026 13:08



4   3   2

**Property Type:** Townhouse (Res)

**Land Size:** 231 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,180,000 - \$1,290,000

**Median House Price**

Year ending December 2025: \$1,415,000

## Comparable Properties



**40b Matthieson St HIGHETT 3190 (REI)**

Agent Comments

4   3   2

**Price:** \$1,355,000

**Method:** Sold Before Auction

**Date:** 14/11/2025

**Property Type:** House



**13 Edsall St HIGHETT 3190 (REI)**

Agent Comments

3   2   2

**Price:** \$1,410,500

**Method:** Sold Before Auction

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 316 sqm approx



**49 Matthieson St HIGHETT 3190 (REI)**

Agent Comments

3   3   2

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 22/10/2025

**Property Type:** House (Res)

Account - Buxton Stonnington | P: 03 9510 1966



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