

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

14 Seaton Road, Highett Vic 3190

Indicative selling price

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

Single price

\$1,965,000

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	84 Fewster Rd HAMPTON 3188	\$1,950,000	22/11/2025
2	13 Royalty Av HIGHETT 3190	\$1,918,000	03/11/2025
3	13 Sydenham St HIGHETT 3190	\$2,000,000	25/10/2025

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 17:09



4 2 2

Property Type: House

Indicative Selling Price

\$1,965,000

Median House Price

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

Comparable Properties



84 Fewster Rd HAMPTON 3188 (REI)

Agent Comments

3 1 1

Price: \$1,950,000

Method: Sold Before Auction

Date: 22/11/2025

Property Type: House (Res)

Land Size: 650 sqm approx



13 Royalty Av HIGHETT 3190 (REI/VG)

Agent Comments

4 2 3

Price: \$1,918,000

Method: Private Sale

Date: 03/11/2025

Property Type: House (Res)

Land Size: 585 sqm approx



13 Sydenham St HIGHETT 3190 (REI/VG)

Agent Comments

3 2 2

Price: \$2,000,000

Method: Auction Sale

Date: 25/10/2025

Property Type: House (Res)

Land Size: 580 sqm approx

Account - Jellis Craig | P: 03 9194 1200