

# 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 3/4-6 Aster Crescent, 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 \$700,000 & \$770,000

### Median sale price

Median price \$874,500 Property Type Unit 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	3/15 Alfred St HIGHETT 3190	\$755,000	06/12/2025
2	9/9 Maxflo Ct HIGHETT 3190	\$709,000	04/12/2025
3	5/78 Wickham Rd HAMPTON EAST 3188	\$805,000	17/11/2025

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: 17/02/2026 08:57



2   1   1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$700,000 - \$770,000  
**Median Unit Price**  
 Year ending December 2025: \$874,500

## Comparable Properties



**3/15 Alfred St HIGHETT 3190 (REI)**

[Agent Comments](#)

2   1   2

**Price:** \$755,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** Unit



**9/9 Maxflo Ct HIGHETT 3190 (REI/VG)**

[Agent Comments](#)

2   1   1

**Price:** \$709,000  
**Method:** Private Sale  
**Date:** 04/12/2025  
**Property Type:** Unit



**5/78 Wickham Rd HAMPTON EAST 3188 (REI/VG)**

[Agent Comments](#)

2   1   2

**Price:** \$805,000  
**Method:** Private Sale  
**Date:** 17/11/2025  
**Property Type:** Unit

**Account - Hodges** | P: 03 9598 1111 | F: 03 9598 5598