

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

46 Miller Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,500,000

&

\$1,625,000

Median sale price

Median price \$1,412,750

Property Type House

Suburb Highett

Period - From 01/10/2025

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	12B Erskine Av CHELTENHAM 3192	\$1,590,000	29/11/2025
2	67a Raynes Park Rd HAMPTON 3188	\$1,650,000	22/11/2025
3	24B Avon St MOORABBIN 3189	\$1,550,000	11/11/2025

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:

26/02/2026 10:27

Nick Sinclair
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Indicative Selling Price

\$1,500,000 - \$1,625,000

Median House Price

December quarter 2025: \$1,412,750



4 3 2

Property Type: Townhouse

Comparable Properties



12B Erskine Av CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,590,000

Method: Auction Sale

Date: 29/11/2025

Property Type: Townhouse (Res)

Land Size: 290 sqm approx



67a Raynes Park Rd HAMPTON 3188 (REI/VG)

[Agent Comments](#)

4 3 1

Price: \$1,650,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

Land Size: 380 sqm approx



24B Avon St MOORABBIN 3189 (REI)

[Agent Comments](#)

4 3 2

Price: \$1,550,000

Method: Private Sale

Date: 11/11/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200