

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

10a Monamie Avenue, Highett Vic 3190

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

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 | 8a Fuge St HIGHETT 3190 | \$1,337,500 | 19/02/2026 |
| 2 | 49a Jackson Rd HIGHETT 3190 | \$1,250,000 | 30/01/2026 |
| 3 | 2/3 Dudley Av HAMPTON EAST 3188 | \$1,201,000 | 08/11/2025 |

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 09:17



3 2 1

Property Type: Unit

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
December quarter 2025: \$1,412,750

Comparable Properties



8a Fuge St HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,337,500
Method: Sold Before Auction
Date: 19/02/2026
Property Type: Townhouse (Res)



49a Jackson Rd HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Private Sale
Date: 30/01/2026
Property Type: Townhouse (Single)



2/3 Dudley Av HAMPTON EAST 3188 (REI/VG)

Agent Comments

3 1 1

Price: \$1,201,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200