

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

8b Maxflo Court, Highett Vic 3190

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,443,500

Property Type House

Suburb Highett

Period - From 16/02/2025

to 15/02/2026

Source Property Data

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	13 Royalty Av HIGHETT 3190	\$1,918,000	03/11/2025
2	4 Miller St HIGHETT 3190	\$1,810,000	11/09/2025
3	1 Jackson Rd HIGHETT 3190	\$1,765,000	30/08/2025

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:

16/02/2026 18:41



 4
  2
  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

16/02/2025 - 15/02/2026: \$1,443,500

Comparable Properties



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



4 Miller St HIGHETT 3190 (REI/VG)

Agent Comments

 4
  1
  2

Price: \$1,810,000

Method: Sold Before Auction

Date: 11/09/2025

Property Type: House (Res)

Land Size: 681 sqm approx



1 Jackson Rd HIGHETT 3190 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,765,000

Method: Auction Sale

Date: 30/08/2025

Property Type: House (Res)

Land Size: 587 sqm approx

Account - Buxton | P: 03 9598 8222



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