

# 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

11 Dawn Street, 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

\$1,280,000

&

\$1,350,000

### Median sale price

Median price

\$1,442,000

Property Type

Other

Suburb

Highett

Period - From

18/08/2025

to

17/02/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
59 Wingrove Street Cheltenham VIC 3192	\$1,270,000	07/11/2025
56 Tulip Grove Cheltenham VIC 3192	\$1,365,000	08/11/2025
23 Ashlar Road Moorabbin VIC 3189	\$1,258,888	07/02/2026

This Statement of Information was prepared on:

18/02/2026