

## 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

306/1090 NEPEAN HIGHWAY HIGHETT VIC 3190

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Unit

Suburb

Highett

Period-from

01 Feb 2025

to

31 Jan 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 6 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

G15/1090 NEPEAN HIGHWAY HIGHETT VIC 3190	\$700,000	07-Nov-25
2/1-5 HIGHETT GROVE HIGHETT VIC 3190	\$700,000	20-Nov-25

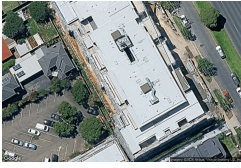
OR

**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 6 months.

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# CEDAR ELM

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## G15/1090 NEPEAN HIGHWAY HIGHETT VIC 3190

 2  2  1

Sold Price **\$700,000** Sold Date **07-Nov-25**

Distance **0km**



## 2/1-5 HIGHETT GROVE HIGHETT VIC 3190

 2  2  1

Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **20-Nov-25**

Distance **0.49km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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