

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

16 Middleton Street, Highett Vic 3190

Indicative selling price

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

Range between \$1,750,000 & \$1,790,000

Median sale price

Median price \$1,415,000 Property Type House Suburb Highett

Period - From 01/01/2025 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	9a Wilson St HIGHETT 3190	\$1,730,000	25/02/2026
2	73 Weatherall Rd CHELTENHAM 3192	\$1,730,000	05/01/2026
3	260 Bluff Rd SANDRINGHAM 3191	\$1,788,888	22/12/2025

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:

05/03/2026 12:26



3 2 2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,790,000

Median House Price

Year ending December 2025: \$1,415,000

Comparable Properties



9a Wilson St HIGHETT 3190 (REI)

Agent Comments

4 2 2

Price: \$1,730,000

Method: Sold Before Auction

Date: 25/02/2026

Property Type: House (Res)



73 Weatherall Rd CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,730,000

Method: Sold Before Auction

Date: 05/01/2026

Property Type: House (Res)

Land Size: 534 sqm approx



260 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

3 2 2

Price: \$1,788,888

Method: Private Sale

Date: 22/12/2025

Property Type: House

Land Size: 687 sqm approx