

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 JG09/37 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$874,500 Property Type Unit 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	G11/1 Moola Ct CHELTENHAM 3192	\$785,000	09/01/2026
2	106/8 Garfield St CHELTENHAM 3192	\$740,000	24/12/2025
3	G8/1056 Nepean Hwy HIGHETT 3190	\$720,000	20/11/2025

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: 27/01/2026 13:51

2 2 1

Rooms: 5
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$690,000 - \$750,000
Median Unit Price
 Year ending December 2025: \$874,500

Comparable Properties



G11/1 Moola Ct CHELTENHAM 3192 (REI)

[Agent Comments](#)

2 2 1

Price: \$785,000
Method: Private Sale
Date: 09/01/2026
Property Type: Apartment



106/8 Garfield St CHELTENHAM 3192 (REI)

[Agent Comments](#)

2 2 1

Price: \$740,000
Method: Private Sale
Date: 24/12/2025
Property Type: Apartment



G8/1056 Nepean Hwy HIGHETT 3190 (REI)

[Agent Comments](#)

2 2 1

Price: \$720,000
Method: Private Sale
Date: 20/11/2025
Property Type: Apartment