

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

12/15-17 KAREN STREET HIGHETT VIC 3190

Indicative selling price

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

Single Price

or range
between

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,250

Property type

Unit

Suburb

Highett

Period-from

01 Jan 2025

to

31 Dec 2025

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

5/1161 NEPEAN HIGHWAY HIGHETT VIC 3190	\$460,000	01-Dec-25
249/75 GRAHAM ROAD HIGHETT VIC 3190	\$470,000	10-Oct-25
908/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$480,000	25-Sep-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.~~

This Statement of Information was prepared on: 01 January 2026

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5/1161 NEPEAN HIGHWAY HIGHETT VIC 3190 Sold Price ^{RS} **\$460,000** ^{UN} Sold Date **01-Dec-25**

 2  1  1

Distance **0.8km**



249/75 GRAHAM ROAD HIGHETT VIC 3190 Sold Price **\$470,000** Sold Date **10-Oct-25**

 2  1  1

Distance **1.47km**



908/6 RAILWAY ROAD CHELTENHAM VIC 3192 Sold Price **\$480,000** Sold Date **25-Sep-25**

 2  1  1

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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