

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

6/2A ROWANS ROAD 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,500

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

1/26 RAILWAY PARADE HIGHETT VIC 3190	\$770,000	29-Oct-25
106/8 GARFIELD STREET CHELTENHAM VIC 3192	\$740,000	24-Dec-25
57 CHARLTON AVENUE CHELTENHAM VIC 3192	\$770,000	21-Jan-26

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: 10 February 2026

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**1/26 RAILWAY PARADE HIGHETT
VIC 3190**

 2  2  1

Sold Price

\$770,000

Sold Date

29-Oct-25

Distance

0.41km



**106/8 GARFIELD STREET
CHELTENHAM VIC 3192**

 2  2  1

Sold Price

\$740,000

Sold Date

24-Dec-25

Distance

1.32km



**57 CHARLTON AVENUE
CHELTENHAM VIC 3192**

 2  2  1

Sold Price

^{RS} **\$770,000**

Sold Date

21-Jan-26

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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