

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### 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	260 Bluff Rd SANDRINGHAM 3191	\$1,788,888	22/12/2025
3	172 Bluff Rd BLACK ROCK 3193	\$1,700,000	05/12/2025

**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:

18/03/2026 11:17



3   2   2

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

Agent Comments

## 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)



**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



**172 Bluff Rd BLACK ROCK 3193 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 05/12/2025

**Property Type:** House

**Land Size:** 600 sqm approx