

# 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

22 View 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 \$1,450,000 & \$1,525,000

## Median sale price

|               |   |               |  |        |   |
|---------------|---|---------------|--|--------|---|
| Median price  | <span style="border: 1px solid black; padding: 2px;">\$1,435,000</span> | Property Type | <span style="border: 1px solid black; padding: 2px;">House</span>      | Suburb | <span style="border: 1px solid black; padding: 2px;">Highett</span>   |
| Period - From | <span style="border: 1px solid black; padding: 2px;">22/07/2025</span>  | to            | <span style="border: 1px solid black; padding: 2px;">21/01/2026</span> | Source | <span style="border: 1px solid black; padding: 2px;">Cotality™</span> |

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property       | Price       | Date of sale |
|--------------------------------------|-------------|--------------|
| 21 Mernda Avenue Cheltenham VIC 3192 | \$1,450,000 | 06/12/2025   |
| 35 Wilson Street Highett VIC 3190    | \$1,550,000 | 29/11/2025   |
| 33 Dawn Street Highett VIC 3190      | \$1,450,000 | 27/10/2025   |

This Statement of Information was prepared on:

22/01/2026