

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

8 Mcfarlane Court, Highett Vic 3190

Indicative selling price

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

Range between \$1,575,000

&

\$1,675,000

Median sale price

Median price \$1,420,000

Property Type House

Suburb Highett

Period - From 27/01/2025

to

26/01/2026

Source

Property Data

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 | 18 Schulz St BENTLEIGH EAST 3165 | \$1,600,000 | 20/12/2025 |
| 2 | 3 Pike St CHELTENHAM 3192 | \$1,580,000 | 13/12/2025 |
| 3 | 5 Lauriston Ct CHELTENHAM 3192 | \$1,675,000 | 11/10/2025 |

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 16:01



5 2.5 2

Rooms: 10
Property Type: House (Res)
Land Size: 755 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,575,000 - \$1,675,000
Median House Price
 27/01/2025 - 26/01/2026: \$1,420,000

Comparable Properties



18 Schulz St BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 1

Price: \$1,600,000
Method: Private Sale
Date: 20/12/2025
Property Type: House
Land Size: 729 sqm approx



3 Pike St CHELTENHAM 3192 (REI)

Agent Comments

4 3 2

Price: \$1,580,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 684 sqm approx



5 Lauriston Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

5 3 2

Price: \$1,675,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 680 sqm approx