

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

1 Centre Court, Highett Vic 3190

Indicative selling price

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

Range between

\$1,250,000

&

\$1,300,000

Median sale price

Median price

\$1,412,750

Property Type

House

Suburb

Highett

Period - From

01/10/2025

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	39 Chapel Rd MOORABBIN 3189	\$1,250,000	20/12/2025
2	17 Rowans Rd HIGHETT 3190	\$1,300,000	29/11/2025
3	24 Royalty Av HIGHETT 3190	\$1,300,000	24/11/2025

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:

21/01/2026 11:13

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Indicative Selling Price

\$1,250,000 - \$1,300,000

Median House Price

December quarter 2025: \$1,412,750



4 1 3

Property Type: House (Res)

Land Size: 773 sqm approx

Agent Comments

Comparable Properties



39 Chapel Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,250,000

Method: Private Sale

Date: 20/12/2025

Property Type: House

Land Size: 687 sqm approx



17 Rowans Rd HIGHETT 3190 (REI)

Agent Comments

3 1 4

Price: \$1,300,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House (Res)

Land Size: 585 sqm approx



24 Royalty Av HIGHETT 3190 (REI)

Agent Comments

3 1 2

Price: \$1,300,000

Method: Sold Before Auction

Date: 24/11/2025

Property Type: House (Res)

Land Size: 585 sqm approx