

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

9 Albert Street, Highett Vic 3190

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$805,000 Property Type Unit 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	12 Dane Rd HAMPTON EAST 3188	\$1,030,000	29/01/2026
2	1/42 Turner Rd HIGHETT 3190	\$905,000	12/01/2026
3	1/10 Spring Rd HIGHETT 3190	\$995,000	02/01/2026

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:

12/02/2026 08:18



3 1 1

Rooms: 6
Property Type: Townhouse (Res)
Land Size: 355 sqm approx
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,050,000
Median Unit Price
 December quarter 2025: \$805,000

Comparable Properties



12 Dane Rd HAMPTON EAST 3188 (REI)

Agent Comments

3 1 2

Price: \$1,030,000
Method: Private Sale
Date: 29/01/2026
Property Type: House
Land Size: 273 sqm approx



1/42 Turner Rd HIGHETT 3190 (REI/VG)

Agent Comments

3 2 1

Price: \$905,000
Method: Private Sale
Date: 12/01/2026
Property Type: Townhouse (Res)



1/10 Spring Rd HIGHETT 3190 (REI)

Agent Comments

3 2 2

Price: \$995,000
Method: Private Sale
Date: 02/01/2026
Property Type: Unit
Land Size: 253 sqm approx

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