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	33 Henry Street, Highett Vic 3190

Indicative selling price

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

Single price $1,895,000

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	14 Allen St HIGHETT 3190	$2,000,000	28/02/2026
2	22 Clements St HIGHETT 3190	$1,816,000	18/10/2025
3	9b Tarwin Av HAMPTON EAST 3188	$1,910,000	27/09/2025

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: 16/03/2026 12:08

33 Henry Street, Highett Vic 3190



3 2 2

Property Type: House (Res)
Land Size: 615 sqm approx

Agent Comments

Indicative Selling Price
$1,895,000
Median House Price
December quarter 2025: $1,412,750

Comparable Properties



14 Allen St HIGHETT 3190 (REI)

3 2 3

Price: $2,000,000
Method: Auction Sale
Date: 28/02/2026
Property Type: House (Res)

Agent Comments



22 Clements St HIGHETT 3190 (REI)

3 2 2

Price: $1,816,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)

Agent Comments



9b Tarwin Av HAMPTON EAST 3188 (REI)

3 2 2

Price: $1,910,000
Method: Sold Before Auction
Date: 27/09/2025
Property Type: Townhouse (Res)
Land Size: 376 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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