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	4/20 SANDFORD STREET HIGHETT VIC 3190

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$700,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$736,000	Property type	Unit	Suburb	Highett
Period-from	01 Aug 2025	to	31 Jul 2026	Source	Cotality

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 6 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
2/10 TURNER ROAD HIGHETT VIC 3190	$690,000	11-Mar-26
3/6 THISTLE GROVE HIGHETT VIC 3190	$735,000	06-Apr-26
8/15-19 ARGUS STREET CHELTENHAM VIC 3192	$738,000	03-Jun-26

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 6 months.~~

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2/10 TURNER ROAD HIGHETT VIC 3190

2 1 1

Sold Price **$690,000** Sold Date **11-Mar-26**

Distance **0.12km**



3/6 THISTLE GROVE HIGHETT VIC 3190

2 1 1

Sold Price **$735,000** Sold Date **06-Apr-26**

Distance **0.64km**



8/15-19 ARGUS STREET CHELTENHAM VIC 3192

2 1 2

Sold Price **$738,000** Sold Date **03-Jun-26**

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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