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 Port Street, Highett Vic 3190

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,425,500 Property Type House Suburb Highett

Period - From 01/01/2022 to 31/12/2022 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	231 Wickham Rd MOORABBIN 3189	$1,195,000	29/10/2022
2	29 Fairview Av CHELTENHAM 3192	$1,181,000	29/11/2022
3	10 Dennis St HIGHETT 3190	$1,100,000	03/12/2022

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: 15/03/2023 13:40

1 Port Street, Highett Vic 3190



3 2 4

Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending December 2022: $1,425,500

Comparable Properties



231 Wickham Rd MOORABBIN 3189 (REI/VG)

5 2 2

Price: $1,195,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments

29 Fairview Av CHELTENHAM 3192 (VG)

3 - -

Price: $1,181,000
Method: Sale
Date: 29/11/2022
Property Type: House (Res)
Land Size: 606 sqm approx

Agent Comments



10 Dennis St HIGHETT 3190 (REI)

4 2 2

Price: $1,100,000
Method: Auction Sale
Date: 03/12/2022
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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