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	4/35 Henry Street, Highett Vic 3190

Indicative selling price

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

Range between $825,000 & $875,000

Median sale price

Median price $771,500 Property Type Unit Suburb Highett

Period - From 01/07/2023 to 30/06/2024 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	3/177 Wickham Rd MOORABBIN 3189	$850,000	11/06/2024
2	2/3 Alfred St HIGHETT 3190	$830,000	02/03/2024
3	3/35 Henry St HIGHETT 3190	$850,000	10/02/2024

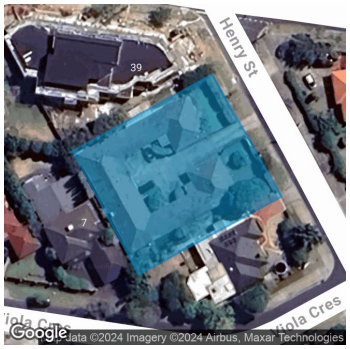
OR

~~**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: 05/09/2024 10:34

4/35 Henry Street, Highett Vic 3190

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2 1 2

Property Type: Townhouse (Res)
Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price
$825,000 - $875,000
Median Unit Price
Year ending June 2024: $771,500

Comparable Properties



3/177 Wickham Rd MOORABBIN 3189 (REI)

3 1 2

Price: $850,000
Method: Private Sale
Date: 11/06/2024
Property Type: Unit

Agent Comments



2/3 Alfred St HIGHETT 3190 (REI/VG)

2 1 1

Price: $830,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

Agent Comments



3/35 Henry St HIGHETT 3190 (REI/VG)

2 1 1

Price: $850,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit

Agent Comments

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