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	7b George Street, Highett Vic 3190

Indicative selling price

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

Range between $1,750,000 & $1,830,000

Median sale price

Median price $1,455,000 Property Type House Suburb Highett

Period - From 01/04/2024 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	13b Barnet St HIGHETT 3190	$1,805,000	12/09/2024
2	28 Highbury Av HAMPTON EAST 3188	$1,805,000	20/06/2024
3	27 Keith St HAMPTON EAST 3188	$1,821,000	30/05/2024

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: 23/09/2024 13:57

7b George Street, Highett Vic 3190



4 3 2

Rooms: 10
Property Type: Townhouse (Res)
Land Size: 410 sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,830,000
Median House Price
June quarter 2024: $1,455,000

Comparable Properties



13b Barnet St HIGHETT 3190 (REI)

4 3 2

Price: $1,805,000
Method: Private Sale
Date: 12/09/2024
Property Type: Townhouse (Single)
Land Size: 360 sqm approx

Agent Comments



28 Highbury Av HAMPTON EAST 3188 (REI)

4 3 4

Price: $1,805,000
Method: Private Sale
Date: 20/06/2024
Property Type: House

Agent Comments



27 Keith St HAMPTON EAST 3188 (REI/VG)

4 4 2

Price: $1,821,000
Method: Private Sale
Date: 30/05/2024
Property Type: House
Land Size: 298 sqm approx

Agent Comments

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

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