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	28 Station Street, Highett Vic 3190

Indicative selling price

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

Range between $1,800,000 & $1,980,000

Median sale price

Median price $1,453,500 Property Type House 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	33 Tennyson St HIGHETT 3190	$2,050,000	17/07/2024
2	69 Park Rd CHELTENHAM 3192	$1,900,000	01/06/2024
3			

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: 22/08/2024 09:31

28 Station Street, Highett Vic 3190

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2 1 2

Property Type: House (Previously Occupied - Detached)
Land Size: 930 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
Year ending June 2024: $1,453,500

Comparable Properties



33 Tennyson St HIGHETT 3190 (REI)

5 2 4

Price: $2,050,000
Method: Private Sale
Date: 17/07/2024
Property Type: House
Land Size: 1397 sqm approx

Agent Comments



69 Park Rd CHELTENHAM 3192 (REI)

1 2 2

Price: $1,900,000
Method: Auction Sale
Date: 01/06/2024
Rooms: 3
Property Type: House (Res)
Land Size: 903 sqm approx

Agent Comments

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.

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