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	4/44 Graham Road, Highett Vic 3190

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,214,500 Property Type Townhouse Suburb Highett

Period - From 29/08/2023 to 28/08/2024 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	1/113a Spring Rd HAMPTON EAST 3188	$1,220,000	18/05/2024
2	11 Ceramics La HIGHETT 3190	$1,210,000	13/05/2024
3	34c Tibrockney St HIGHETT 3190	$1,232,000	06/03/2024

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: 29/08/2024 10:40

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- -

Property Type:
Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median Townhouse Price
29/08/2023 - 28/08/2024: $1,214,500

Comparable Properties



1/113a Spring Rd HAMPTON EAST 3188 (REI/VG)

3 2 2

Price: $1,220,000
Method: Private Sale
Date: 18/05/2024
Property Type: Townhouse (Res)

Agent Comments



11 Ceramics La HIGHETT 3190 (REI)

3 2 1

Price: $1,210,000
Method: Private Sale
Date: 13/05/2024
Property Type: Townhouse (Res)

Agent Comments



34c Tibrockney St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,232,000
Method: Sold Before Auction
Date: 06/03/2024
Property Type: House (Res)

Agent Comments

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