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	1/17 Beaumaris Parade, Highett Vic 3190

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $762,500 Property Type Unit Suburb Highett

Period - From 01/10/2023 to 30/09/2024 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	2/2-4 The Crescent HIGHETT 3190	$736,000	05/10/2024
2	4/140 Highett Rd HIGHETT 3190	$706,000	05/10/2024
3	3/134 Wickham Rd HAMPTON EAST 3188	$720,000	26/09/2024

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: 15/10/2024 16:57

1/17 Beaumaris Parade, Highett Vic 3190



2 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median Unit Price
Year ending September 2024: $762,500

Comparable Properties



2/2-4 The Crescent HIGHETT 3190 (REI)

2 1 1

Price: $736,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit

Agent Comments



4/140 Highett Rd HIGHETT 3190 (REI)

2 1 2

Price: $706,000
Method: Auction Sale
Date: 05/10/2024
Property Type: Unit
Land Size: 183 sqm approx

Agent Comments



3/134 Wickham Rd HAMPTON EAST 3188 (REI)

2 1 2

Price: $720,000
Method: Private Sale
Date: 26/09/2024
Property Type: Unit

Agent Comments

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

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