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	41 Mount View Road, Highett Vic 3190

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $1,776,000 Property Type House Suburb Highett

Period - From 01/07/2024 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	3/134 Wickham Rd HAMPTON EAST 3188	$720,000	26/09/2024
3	3/2-4 The Crescent HIGHETT 3190	$770,000	13/09/2024

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 10:21

41 Mount View Road, Highett Vic 3190



2 1 2

Rooms: 4
Property Type: House
Land Size: 263 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
September quarter 2024: $1,776,000

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



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



3/2-4 The Crescent HIGHETT 3190 (REI)

2 1 1

Price: $770,000
Method: Private Sale
Date: 13/09/2024
Property Type: Unit

Agent Comments

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

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