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	314/75 Graham Road, Highett Vic 3190

Indicative selling price

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

Single price $475,000

Median sale price

Median price $600,000 Property Type Unit Suburb Highett

Period - From 06/11/2023 to 05/11/2024 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	242/75 Graham Rd HIGHETT 3190	$575,000	30/10/2024
2	241/75 Graham Rd HIGHETT 3190	$555,000	02/09/2024
3	241/284-286 Highett Rd HIGHETT 3190	$555,000	02/09/2024

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: 06/11/2024 16:59

314/75 Graham Road, Highett Vic 3190



2 1 1

Rooms: 4
Property Type: Apartment

Agent Comments

Indicative Selling Price
$475,000
Median Unit Price
06/11/2023 - 05/11/2024: $600,000

Innovative by design and central in location, this clever 2 bedroom apartment is at the top of its game with a prized penthouse-level position and cool commuter life location. Top-floor in the absolute heart of the restaurant and rail precinct, this well-designed apartment adapts to every style of commuter lifestyle with open-plan living spilling out to a dining-sized all-weather balcony, a sunrise-view main bedroom and a clever second bedroom behind slide-away walls; perfect to double as a second living zone...and quiet and large enough to use as home-office.

Comparable Properties



242/75 Graham Rd HIGHETT 3190 (REI)

2 2 1

Price: $575,000
Method: Private Sale
Date: 30/10/2024
Property Type: Apartment

Agent Comments

241/75 Graham Rd HIGHETT 3190 (VG)

2 - -

Price: $555,000
Method: Sale
Date: 02/09/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



241/284-286 Highett Rd HIGHETT 3190 (REI)

2 2 1

Price: $555,000
Method: Private Sale
Date: 02/09/2024
Property Type: Apartment

Agent Comments

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

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