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	1/30 Matthieson Street, Highett Vic 3190

Indicative selling price

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

Range between $850,000 & $920,000

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	1/47 Beaumaris Pde HIGHETT 3190	$875,000	12/10/2024
2	9 Maher St HIGHETT 3190	$938,000	14/09/2024
3	2/27 Middleton St HIGHETT 3190	$965,000	27/07/2024

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: 11/11/2024 13:50

1/30 Matthieson Street, Highett Vic 3190



2/3 1.5 1

Rooms: 6
Property Type: House
Land Size: 325 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median House Price
September quarter 2024: $1,776,000

Comparable Properties



1/47 Beaumaris Pde HIGHETT 3190 (REI)

2 1 2

Price: $875,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments



9 Maher St HIGHETT 3190 (REI)

2 1 2

Price: $938,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Villa
Land Size: 304 sqm approx

Agent Comments



2/27 Middleton St HIGHETT 3190 (REI/VG)

2 1 1

Price: $965,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)
Land Size: 197 sqm approx

Agent Comments

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

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