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	2/5 Alfred Street, Highett Vic 3190

Indicative selling price

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

Single price $629,000

Median sale price

Median price $598,650 Property Type Unit Suburb Highett

Period - From 20/11/2023 to 19/11/2024 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	1/84 Cavanagh St CHELTENHAM 3192	$600,000	04/09/2024
2	3/46 Tibrockney St HIGHETT 3190	$634,000	10/08/2024
3			

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: 20/11/2024 11:00

2/5 Alfred Street, Highett Vic 3190

Ryan Castles
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$629,000
Median Unit Price
20/11/2023 - 19/11/2024: $598,650

Comparable Properties



1/84 Cavanagh St CHELTENHAM 3192 (VG)

2 - -

Price: $600,000
Method: Sale
Date: 04/09/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/46 Tibrockney St HIGHETT 3190 (REI/VG)

2 1 1

Price: $634,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Unit

Agent Comments

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.

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