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	2/4 Baldwin Street, Highett, VIC 3190

Indicative selling price

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

Single price		or range between	$870,000	&	$920,000

Median sale price

Median price	$ 1,455,000	Property type	House	Suburb	HIGHETT
Period - From	24/04/2024	to	23/10/2024	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3/177 Wickham Road Moorabbin Vic 3189	$850,000	2024-06-08
2	3/47 Beaumaris Parade Highett Vic 3190	$910,000	2024-05-02
3	1052 Nepean Highway Highett Vic 3190	$890,000	2024-09-24

This Statement of Information was prepared on: 24/10/2024

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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.