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	32 Henry Street, Highett Vic 3190

Indicative selling price

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

Single price $1,220,000

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 Florida Ct MOORABBIN 3189	$1,225,000	22/08/2024
2	1 Avon St MOORABBIN 3189	$1,205,000	16/11/2024
3	5 William St MOORABBIN 3189	$1,165,000	09/10/2024

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: 07/12/2024 15:53

32 Henry Street, Highett Vic 3190



2 1 1

Rooms: 5
Property Type: House
Land Size: 558 sqm approx

Agent Comments

Indicative Selling Price
$1,220,000
Median House Price
September quarter 2024: $1,776,000

Take this opportunity to secure your place in this GRZ2 Highett hotspot with this eye-catching Art Deco home…an unbeatable buy just 350m from the top-end of the retail and rail precinct. Ready to inspire with timber boards already polished, reverse-cycle air-con in place, gas operated hot water system and garage-storage in the big backyard, this two bedroom home is perfect to push out, step up, and polish throughout as desired. Graced with divine Deco detail including tapestry brick fireplaces and decorative ceilings, this solid home has a pristine time-capsule kitchen & retro bthrm

Comparable Properties



1 Florida Ct MOORABBIN 3189 (REI/VG)

2 2 -

Price: $1,225,000
Method: Private Sale
Date: 22/08/2024
Property Type: House (Res)
Land Size: 818 sqm approx

Agent Comments



1 Avon St MOORABBIN 3189 (REI)

3 2 2

Price: $1,205,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



5 William St MOORABBIN 3189 (REI)

3 1 2

Price: $1,165,000
Method: Private Sale
Date: 09/10/2024
Property Type: House
Land Size: 710 sqm approx

Agent Comments

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

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