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: 28b Albert Street, Highett Vic 3190

Indicative selling price

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

Range between: $1,620,000 & $1,740,000

Median sale price

Median price: $1,420,500 Property Type: House Suburb: Highett

Period - From: 01/01/2024 to: 31/12/2024 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	10a Barnet St HIGHETT 3190	$1,770,000	21/02/2025
2	10b Barnet St HIGHETT 3190	$1,770,000	12/10/2024
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: 27/02/2025 12:21

28b Albert Street, Highett Vic 3190



3 2 2

Rooms: 7
Property Type: Townhouse (Res)
Land Size: 348 sqm approx

Agent Comments

Indicative Selling Price
$1,620,000 - $1,740,000
Median House Price
Year ending December 2024: $1,420,500

Comparable Properties



10a Barnet St HIGHETT 3190 (REI)

3 2 2

Price: $1,770,000
Method: Private Sale
Date: 21/02/2025
Property Type: Townhouse (Single)

Agent Comments

10b Barnet St HIGHETT 3190 (REI/VG)

3 2 1

Price: $1,770,000
Method: Private Sale
Date: 12/10/2024
Property Type: Townhouse (Res)

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.

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

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