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	4 Rowans Road, Highett VIC 3190

Indicative selling price

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

Range between $1,175,000 & $1,250,000

Median sale price

Median price $1,437,500 Property Type House Suburb Highett

Period - From 28/07/2024 to 27/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
5 McFarlane Court Highett VIC 3190	$1,205,000	07/12/2024
18 Stayner Grove Moorabbin VIC 3189	$1,277,000	15/11/2024
18 Dawn Street Highett VIC 3190	$1,190,000	14/12/2024

This Statement of Information was prepared on: 28/01/2025