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	20 Marchant Street, Highett VIC 3190

Indicative selling price

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

Range between $1,450,000 & $1,500,000

Median sale price

Median price $1,405,500 Property Type House Suburb Highett

Period - From 12/08/2024 to 11/02/2025 Source core_logic

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

A* 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
13 Jillian Avenue Highett VIC 3190	$1,467,000	02/12/2024
21 Summit Avenue Hampton East VIC 3188	$1,470,000	14/09/2024
18 Erskine Avenue Cheltenham VIC 3192	$1,466,000	08/02/2025

This Statement of Information was prepared on: 12/02/2025